



# January 2016

Area Delimited by Zipcode 73044 - Residential  
Property Type

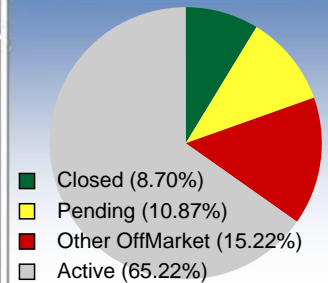


**Absorption:** Last 12 months, an Average of **29** Sales/Month

**Active Inventory** as of January 31, 2016 = **120**

	JANUARY		
	2015	2016	+/- %
Closed Listings	18	16	-11.11%
Pending Listings	25	20	-20.00%
New Listings	30	32	6.67%
Median List Price	158,450	190,950	20.51%
Median Sale Price	151,500	185,450	22.41%
Median Percent of List Price to Selling Price	98.48%	95.93%	-2.59%
Median Days on Market to Sale	59.50	58.00	-2.52%
End of Month Inventory	118	120	1.69%
Months Supply of Inventory	4.61	4.16	-9.77%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Feb 04, 2016

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 **1.69%** to 120 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 **4.16** 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 **22.41%** in January 2016 to \$185,450 versus the previous year at \$151,500.

### Median Days on Market Shortens

The median number of **58.00** days that homes spent on the market before selling decreased by 1.50 days or **2.52%** in January 2016 compared to last year's same month at **59.50** DOM.

### Sales Success for January 2016 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 32 New Listings in January 2016, up **6.67%** from last year at 30. Furthermore, there were 16 Closed Listings this month versus last year at 18, a **-11.11%** decrease.

Closed versus Listed trends yielded a **50.0%** ratio, down from last year's January 2016 at **60.0%**, a **16.67%** downswing. 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:** 405-841-5353  
**Email:** statistics@okcmar.org



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## January 2016

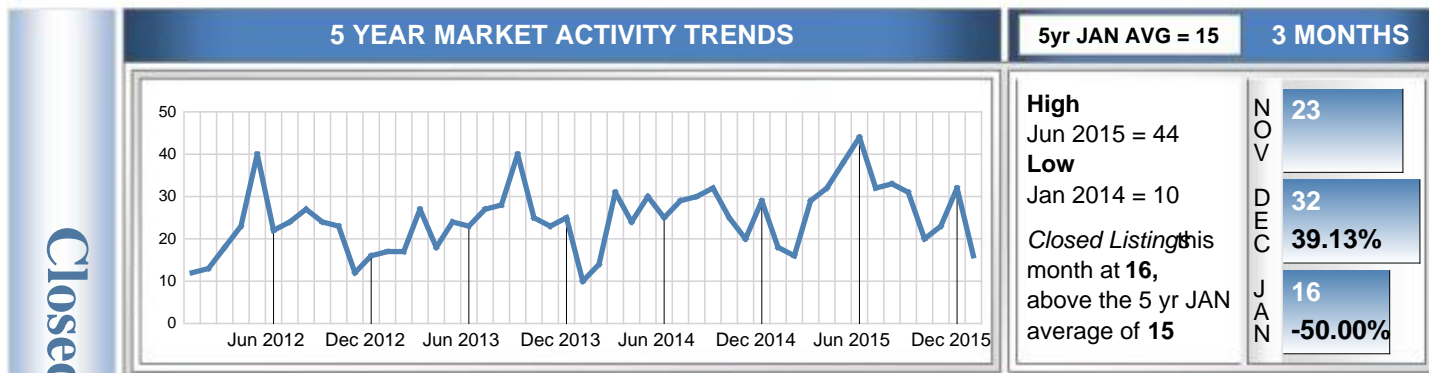
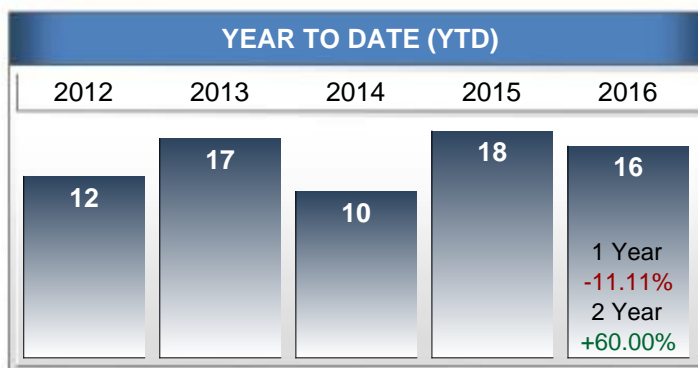
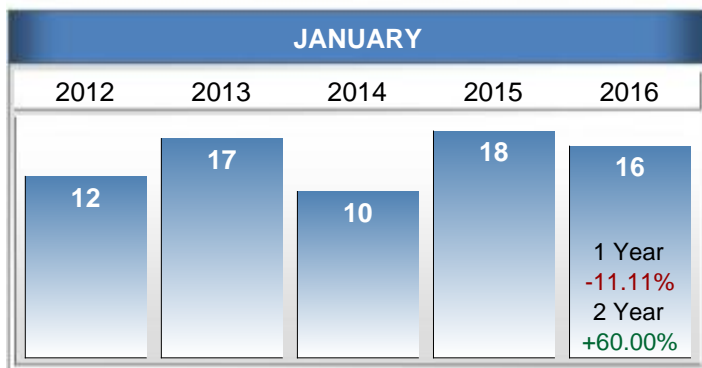
Closed Sales as of Feb 03, 2016



### Closed Listings

Report Produced on: Feb 04, 2016

Area Delimited by 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+
\$25,000 and less	1	6.25%	208.0	0	0	0	1
\$25,001 - \$100,000	2	12.50%	19.0	1	1	0	0
\$100,001 - \$125,000	3	18.75%	142.0	0	2	1	0
\$125,001 - \$200,000	3	18.75%	80.0	0	2	1	0
\$200,001 - \$200,000	0	0.00%	80.0	0	0	0	0
\$200,001 - \$400,000	5	31.25%	49.0	0	2	2	1
\$400,001 and up	2	12.50%	39.5	0	1	0	1
Total Closed Units: 16 Total Closed Volume: 3,068,519 Median Closed Price: \$185,450				58.0 1 8 4 3 69.00K 1.44M 673.00K 882.50K \$69,000 \$185,450 \$174,000 \$259,000			



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## January 2016

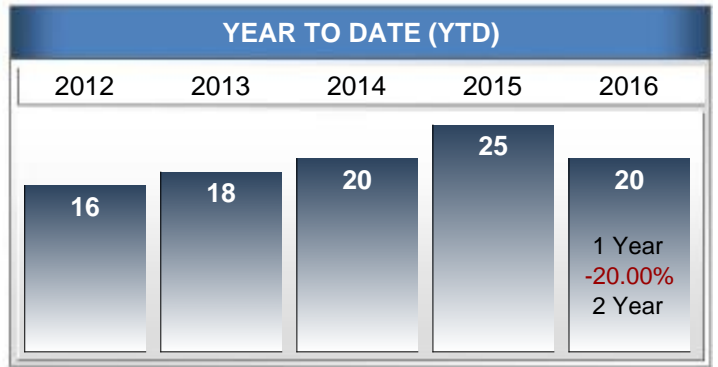
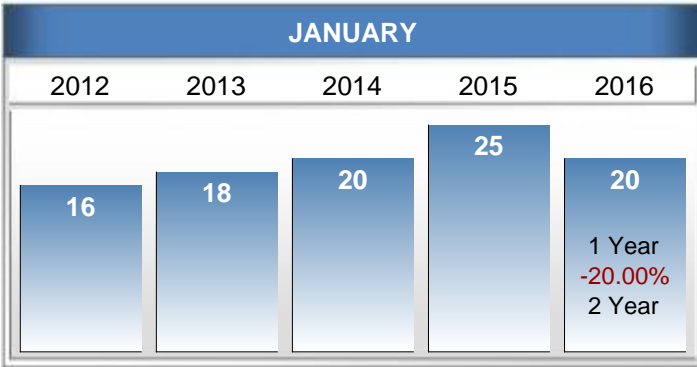
Pending Listings as of Feb 03, 2016



### Pending Listings

Report Produced on: Feb 04, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings  
Ready to Buy or Sell Real Estate?  
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5yr JAN AVG = 20		3 MONTHS	
<b>High</b>	Mar 2015 = 40	NOV	30
<b>Low</b>	Dec 2013 = 9	DEC	13
<i>Pending Listing</i> this month at <b>20</b> , equal to 5 yr JAN average of <b>20</b>		JAN	20
			<b>-56.67%</b>
			<b>53.85%</b>

#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	2	10.00%	67.0	1	0	1	0
\$30,001 \$60,000	2	10.00%	72.0	0	2	0	0
\$60,001 \$70,000	1	5.00%	125.0	0	1	0	0
\$70,001 \$170,000	7	35.00%	37.0	2	4	1	0
\$170,001 \$200,000	4	20.00%	69.0	0	3	1	0
\$200,001 \$210,000	2	10.00%	144.5	0	2	0	0
\$210,001 and up	2	10.00%	135.5	0	0	1	1
Total Pending Units: 20				87.5			
Total Pending Volume: 2,591,980				265.90K 1.50M 582.30K 244.70K			
Median Listing Price: \$138,900				\$109,900 \$116,500 \$174,900 \$244,700			



# Monthly Inventory Analysis

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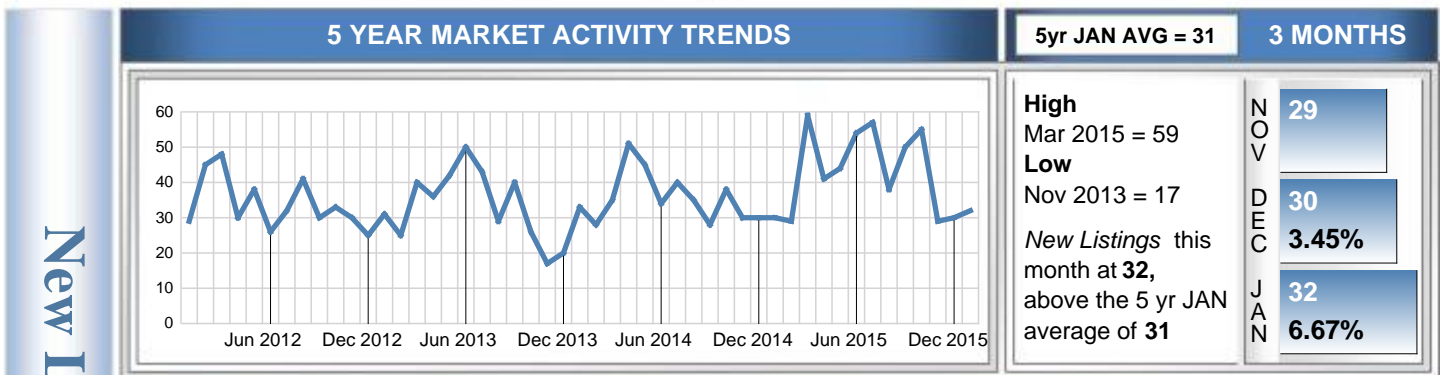
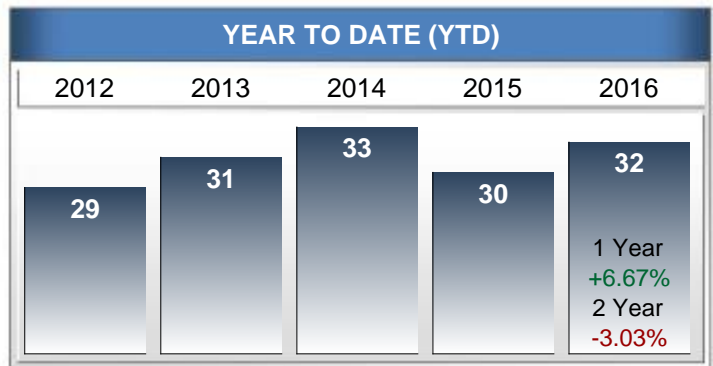
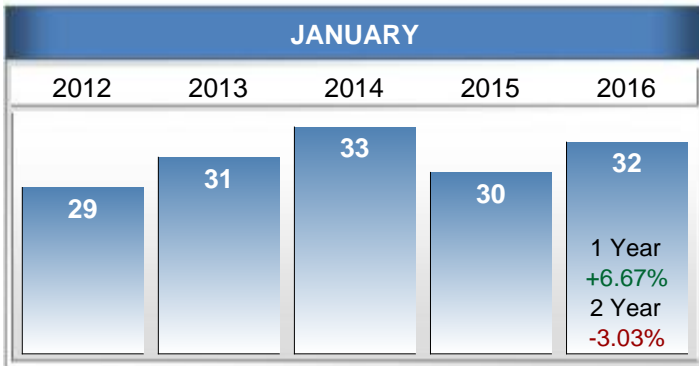
New Listings as of Feb 03, 2016



### New Listings

Report Produced on: Feb 04, 2016

Area Delimited by Zipcode 73044 - 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+
\$75,000 and less	1	3.13%	0	0	1	0
\$75,001 - \$125,000	4	12.50%	1	3	0	0
\$125,001 - \$150,000	3	9.38%	0	3	0	0
\$150,001 - \$200,000	8	25.00%	0	6	2	0
\$200,001 - \$225,000	8	25.00%	1	4	3	0
\$225,001 - \$250,000	3	9.38%	0	3	0	0
\$250,001 and up	5	15.63%	0	2	3	0
<b>Total New Listed Units:</b>	<b>32</b>		<b>2</b>	<b>21</b>	<b>9</b>	<b>0.00B</b>
<b>Total New Listed Volume:</b>	<b>6,159,140</b>		<b>328.90K</b>	<b>3.83M</b>	<b>2.00M</b>	<b>0.00B</b>
<b>Median New Listed Listing Price:</b>	<b>\$202,820</b>		<b>\$164,450</b>	<b>\$182,500</b>	<b>\$224,900</b>	<b>\$0</b>



# Monthly Inventory Analysis

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## January 2016

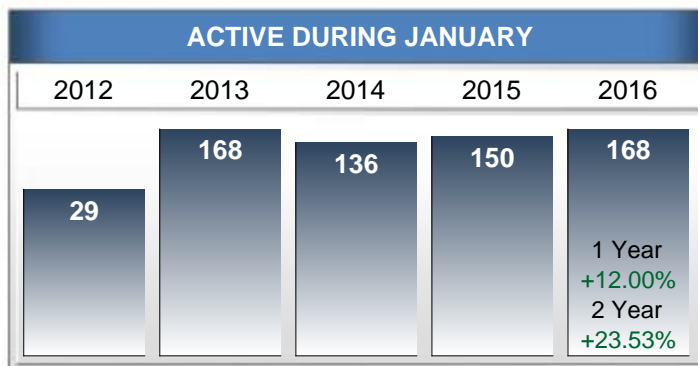
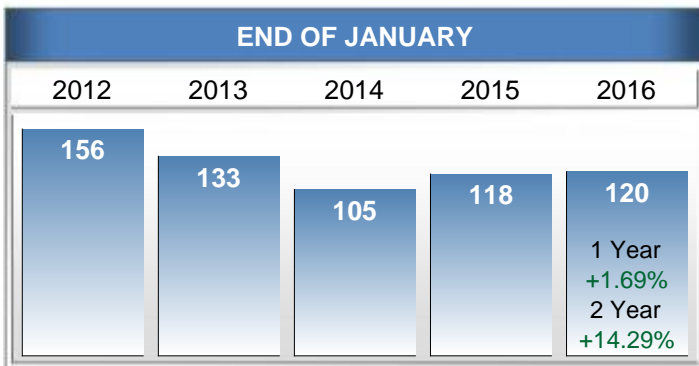
Active Inventory as of Feb 03, 2016



### Active Inventory

Report Produced on: Feb 04, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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**5yr JAN AVG = 126**      **3 MONTHS**

**High**  
Mar 2012 = 157

**Low**  
Mar 2014 = 97

*Inventory* this month at **120**, below the 5 yr JAN average of **126**

NOV	132
DEC	136
<b>3.03%</b>	
JAN	120
<b>-11.76%</b>	

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	13	10.83%	110.0	6	6	1	0		
\$75,001 - \$100,000	9	7.50%	60.0	1	5	2	1		
\$100,001 - \$175,000	23	19.17%	59.0	0	20	3	0		
\$175,001 - \$200,000	19	15.83%	111.0	1	8	8	2		
\$200,001 - \$250,000	29	24.17%	60.0	1	10	15	3		
\$250,001 - \$275,000	10	8.33%	70.0	0	5	2	3		
\$275,001 and up	17	14.17%	101.0	1	6	8	2		
Total Active Inventory by Units:				120	83.5	10	60	39	11
Total Active Inventory by Volume:				23,032,897		1.26M	10.42M	8.75M	2.60M
Median Active Inventory Listing Price:				\$199,900		\$75,000	\$170,950	\$225,000	\$222,700





# Monthly Inventory Analysis

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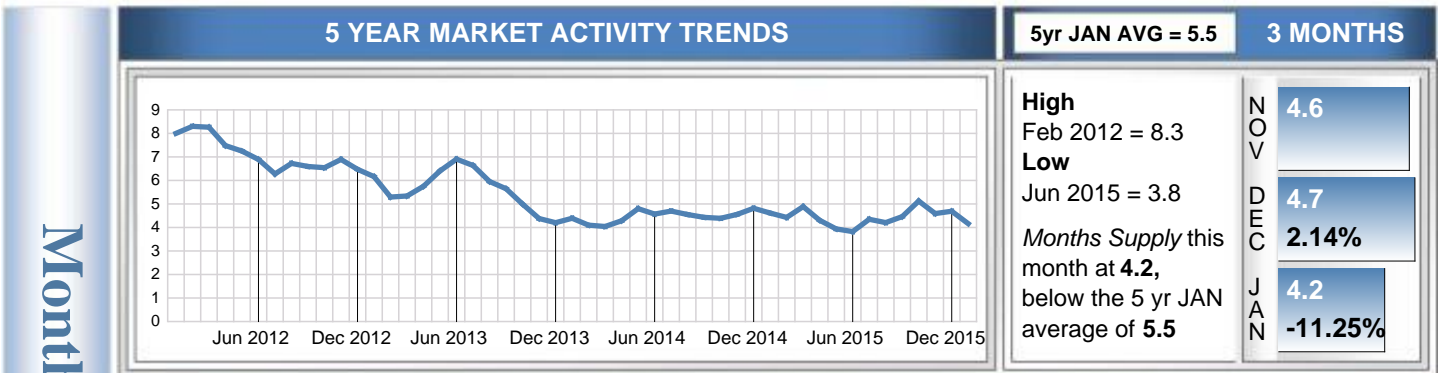
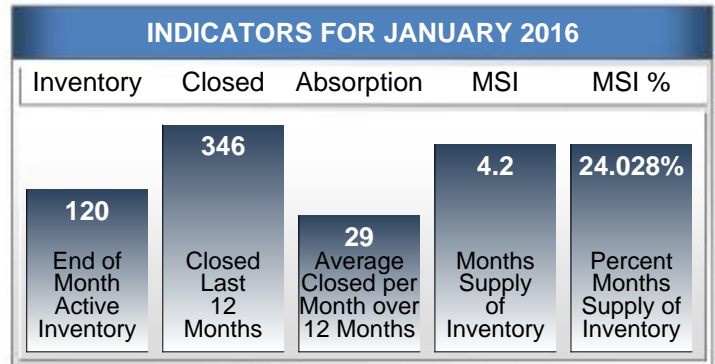
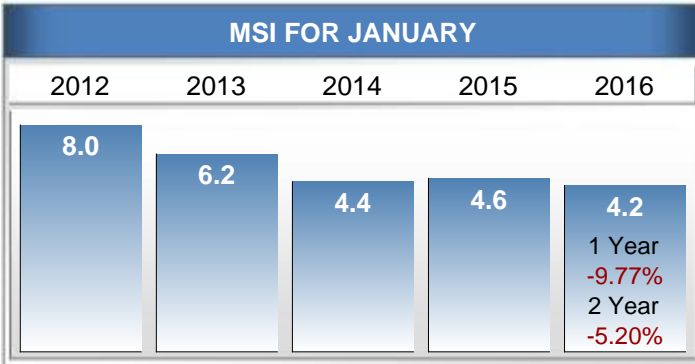
Active Inventory as of Feb 03, 2016



### Months Supply of Inventory

Report Produced on: Feb 04, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Months Supply

Ready to Buy or Sell Real Estate?  
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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+
\$75,000 and less	13	10.83%	2.9	2.6	3.8	2.0	0.0	
\$75,001 - \$100,000	9	7.50%	3.4	1.3	2.7	24.0	0.0	
\$100,001 - \$175,000	23	19.17%	2.5	0.0	2.8	1.8	0.0	
\$175,001 - \$200,000	19	15.83%	6.3	0.0	4.2	8.0	24.0	
\$200,001 - \$250,000	29	24.17%	4.2	0.0	2.4	6.2	9.0	
\$250,001 - \$275,000	10	8.33%	12.0	0.0	15.0	12.0	9.0	
\$275,001 and up	17	14.17%	9.7	0.0	7.2	19.2	4.0	
MSI:	4.2			3.0	3.4	6.2	7.8	
Total Active Inventory:	120			10	60	39	11	



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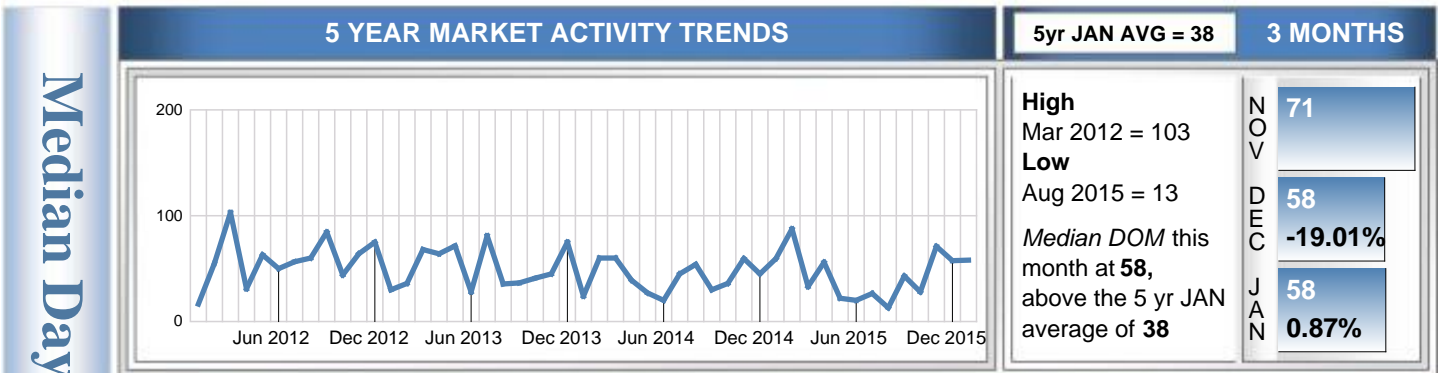
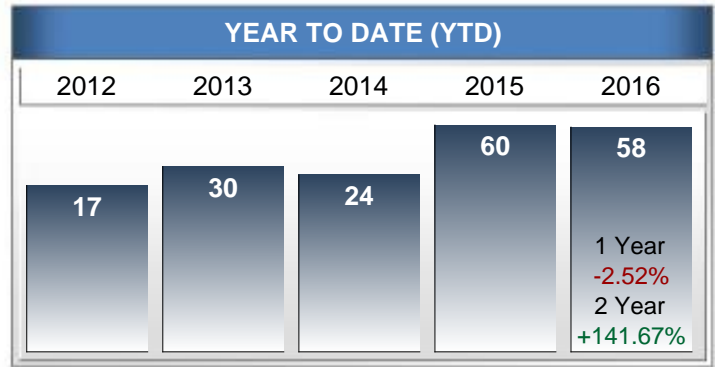
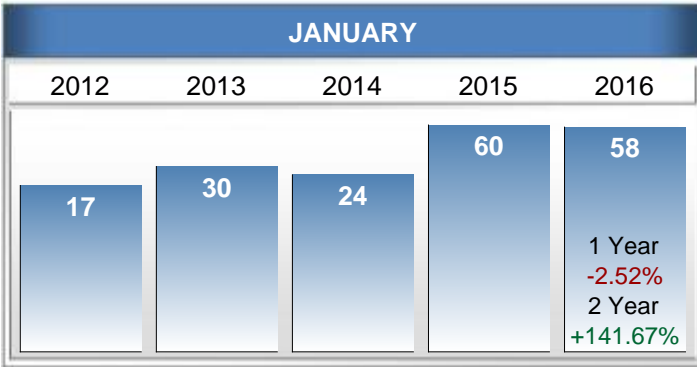
Closed Sales as of Feb 03, 2016



### Median Days on Market to Sale

Report Produced on: Feb 04, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?  
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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+
\$25,000 and less	1			6.25%	208.0	0.0	0.0	0.0	208.0
\$25,001 - \$100,000	2			12.50%	19.0	37.0	1.0	0.0	0.0
\$100,001 - \$125,000	3			18.75%	142.0	0.0	169.5	59.0	0.0
\$125,001 - \$200,000	3			18.75%	80.0	0.0	59.5	122.0	0.0
\$200,001 - \$200,000	0			0.00%	80.0	0.0	0.0	0.0	0.0
\$200,001 - \$400,000	5			31.25%	49.0	0.0	44.0	29.0	61.0
\$400,001 and up	2			12.50%	39.5	0.0	4.0	0.0	75.0
Median Closed DOM:					58.0	37.0	44.0	58.0	75.0
Total Closed Units:					16	1	8	4	3
Total Closed Volume:					3,068,519	69.00K	1.44M	673.00K	882.50K



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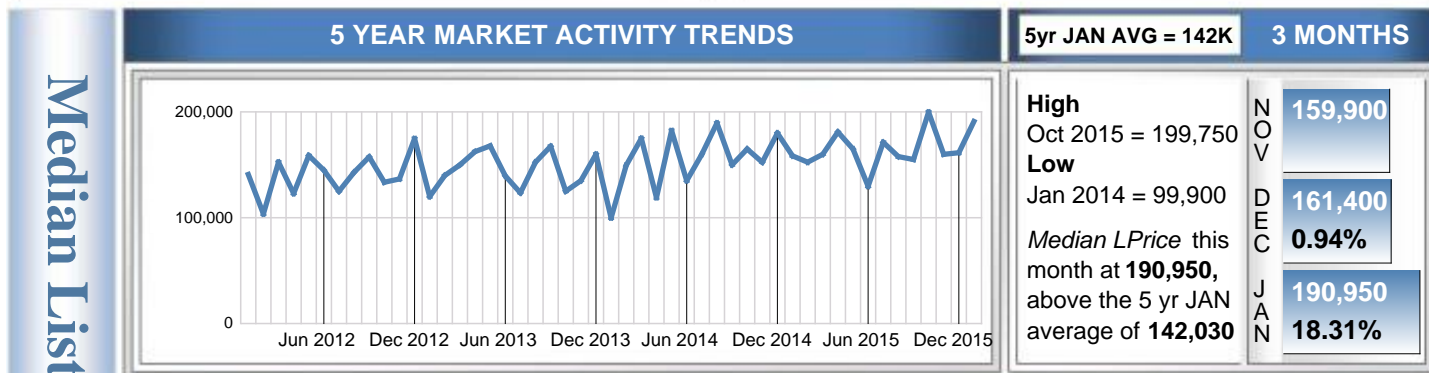
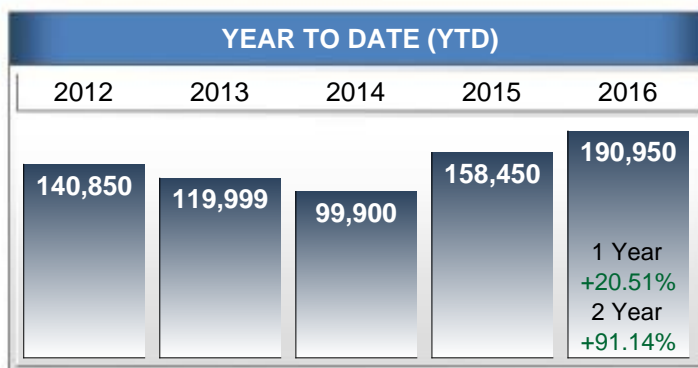
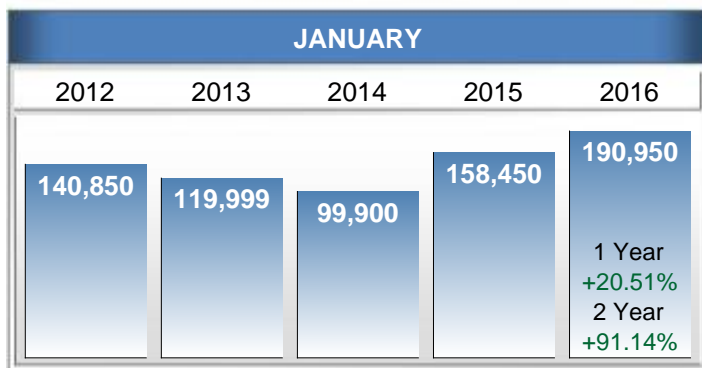
Closed Sales as of Feb 03, 2016



### Median List Price at Closing

Report Produced on: Feb 04, 2016

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1		6.25%	21,000	0	0	0	21,000
\$25,001 - \$100,000	2		12.50%	54,900	69,900	39,900	0	0
\$100,001 - \$125,000	3		18.75%	120,000	0	122,250	119,800	0
\$125,001 - \$200,000	3		18.75%	187,000	0	190,950	149,800	0
\$200,001 - \$200,000	0		0.00%	187,000	0	0	0	0
\$200,001 - \$400,000	5		31.25%	219,000	0	216,950	227,000	259,900
\$400,001 and up	2		12.50%	524,889	0	405,000	0	644,777
Median List Price:		\$190,950			\$69,900	\$190,950	\$182,400	\$259,900
Total Closed Units:		16			1	8	4	3
Total List Volume:		3,224,377			69.90K	1.51M	723.60K	925.68K





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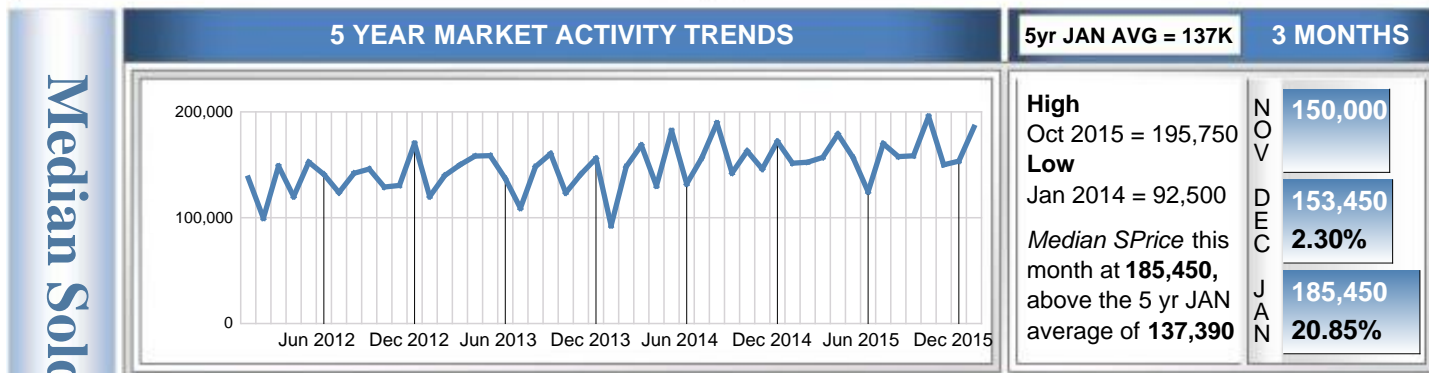
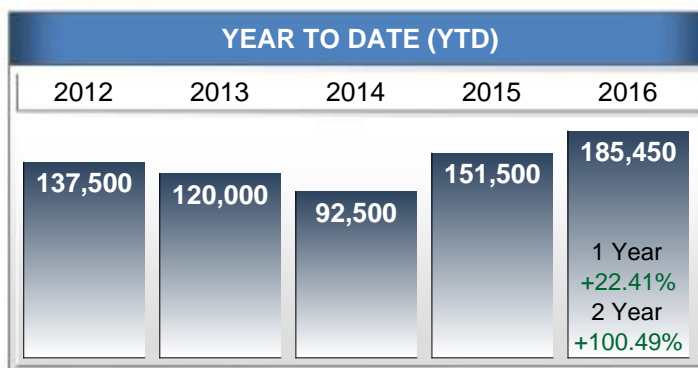
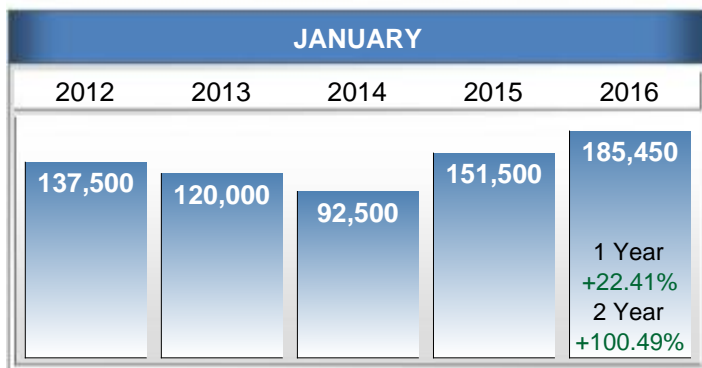
Closed Sales as of Feb 03, 2016



### Median Sold Price at Closing

Report Produced on: Feb 04, 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+
\$25,000 and less	1		6.25%	13,500	0	0	0	13,500
\$25,001 - \$100,000	2		12.50%	54,500	69,000	40,000	0	0
\$100,001 - \$125,000	3		18.75%	105,000	0	102,810	110,000	0
\$125,001 - \$200,000	3		18.75%	176,000	0	185,450	135,000	0
\$200,001 - \$200,000	0		0.00%	176,000	0	0	0	0
\$200,001 - \$400,000	5		31.25%	213,500	0	211,250	214,000	259,000
\$400,001 and up	2		12.50%	507,500	0	405,000	0	610,000
Median Closed Price:		\$185,450			\$69,000	\$185,450	\$174,000	\$259,000
Total Closed Units:		16			1	8	4	3
Total Closed Volume:		3,068,519			69.00K	1.44M	673.00K	882.50K



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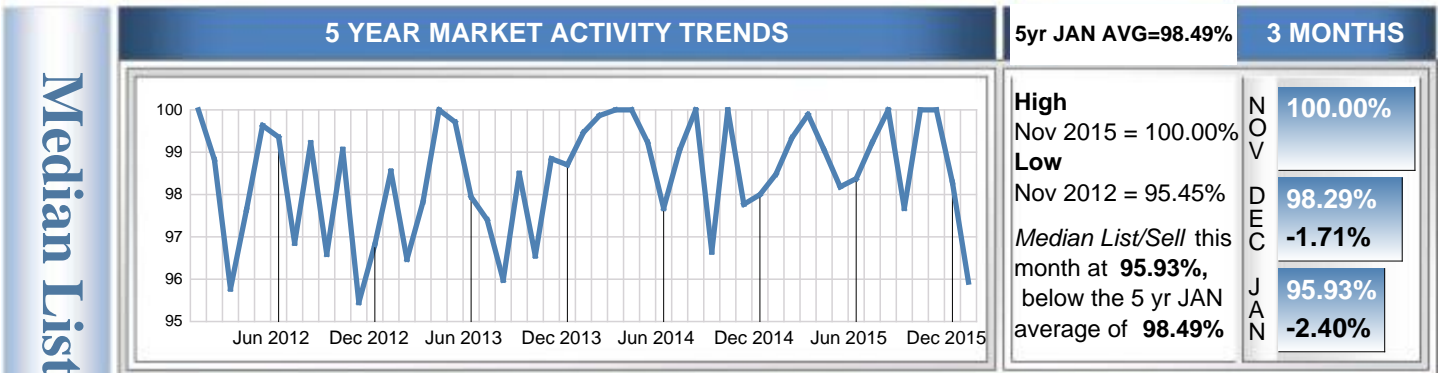
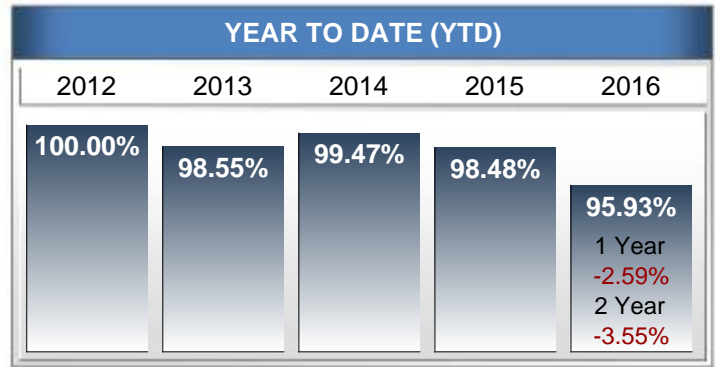
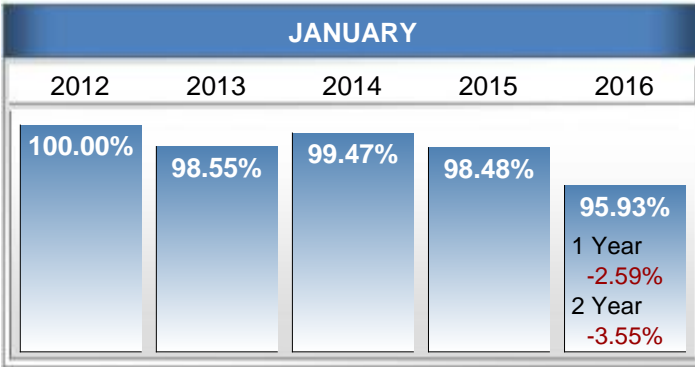
Closed Sales as of Feb 03, 2016



### Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



Median List/Sell Price

Ready to Buy or Sell Real Estate?  
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#### 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+
\$25,000 and less	1	6.25%	64.29%	0.00%	0.00%	0.00%	64.29%
\$25,001 - \$100,000	2	12.50%	99.48%	98.71%	100.25%	0.00%	0.00%
\$100,001 - \$125,000	3	18.75%	87.50%	0.00%	84.16%	91.82%	0.00%
\$125,001 - \$200,000	3	18.75%	94.12%	0.00%	97.06%	90.12%	0.00%
\$200,001 - \$200,000	0	0.00%	94.12%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$400,000	5	31.25%	97.49%	0.00%	97.37%	94.51%	99.65%
\$400,001 and up	2	12.50%	97.30%	0.00%	100.00%	0.00%	94.61%
Median List/Sell Ratio:	95.93%			98.71%	97.37%	90.97%	94.61%
Total Closed Units:	16			1	8	4	3
Total Closed Volume:	3,068,519			69.00K	1.44M	673.00K	882.50K



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## January 2016

Inventory as of Feb 03, 2016



### Market Summary

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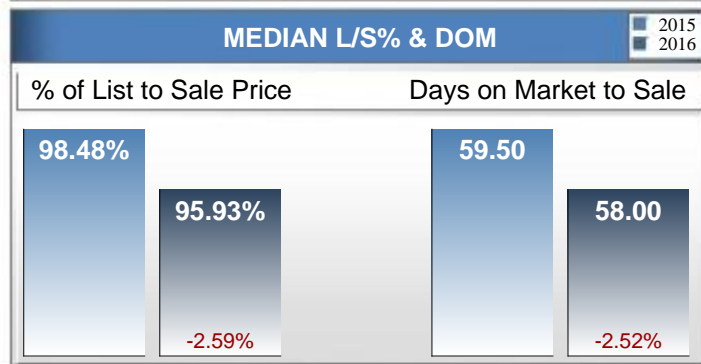
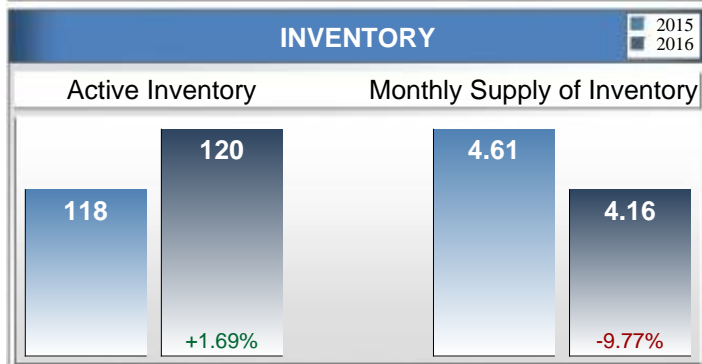
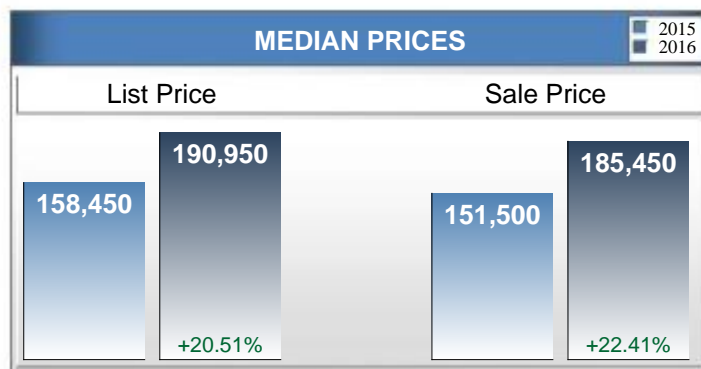
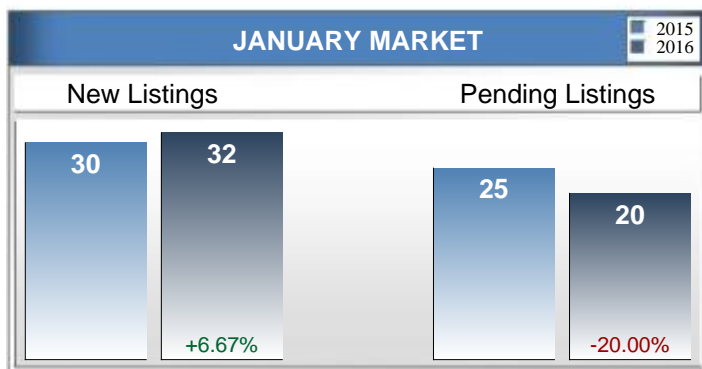
Area Delimited by Zipcode 73044 - Residential Property Type



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

**Active Inventory** as of January 31, 2016 = 120

	JANUARY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	18	16	-11.11%	18	16	-11.11%
Pending Sales	25	20	-20.00%	25	20	-20.00%
New Listings	30	32	6.67%	30	32	6.67%
Median List Price	158,450	190,950	20.51%	158,450	190,950	20.51%
Median Sale Price	151,500	185,450	22.41%	151,500	185,450	22.41%
Median Percent of List Price to Selling Price	98.48%	95.93%	-2.59%	98.48%	95.93%	-2.59%
Median Days on Market to Sale	59.50	58.00	-2.52%	59.50	58.00	-2.52%
Monthly Inventory	118	120	1.69%	118	120	1.69%
Months Supply of Inventory	4.61	4.16	-9.77%	4.61	4.16	-9.77%





# January 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

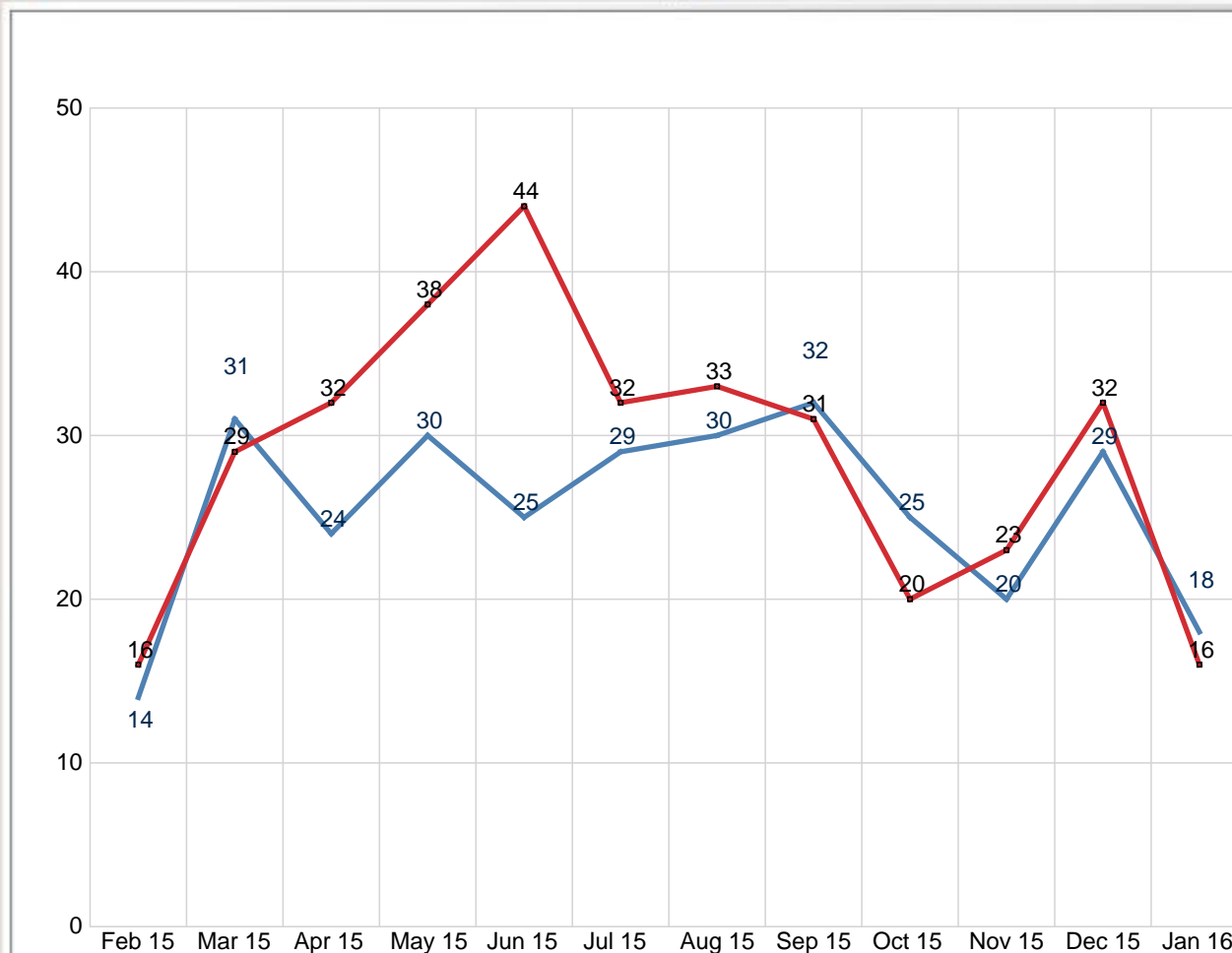
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

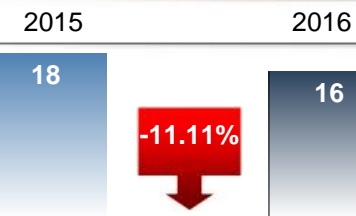
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■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)



### Comparative Analysis

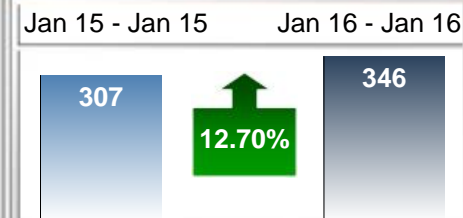
#### JANUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# January 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

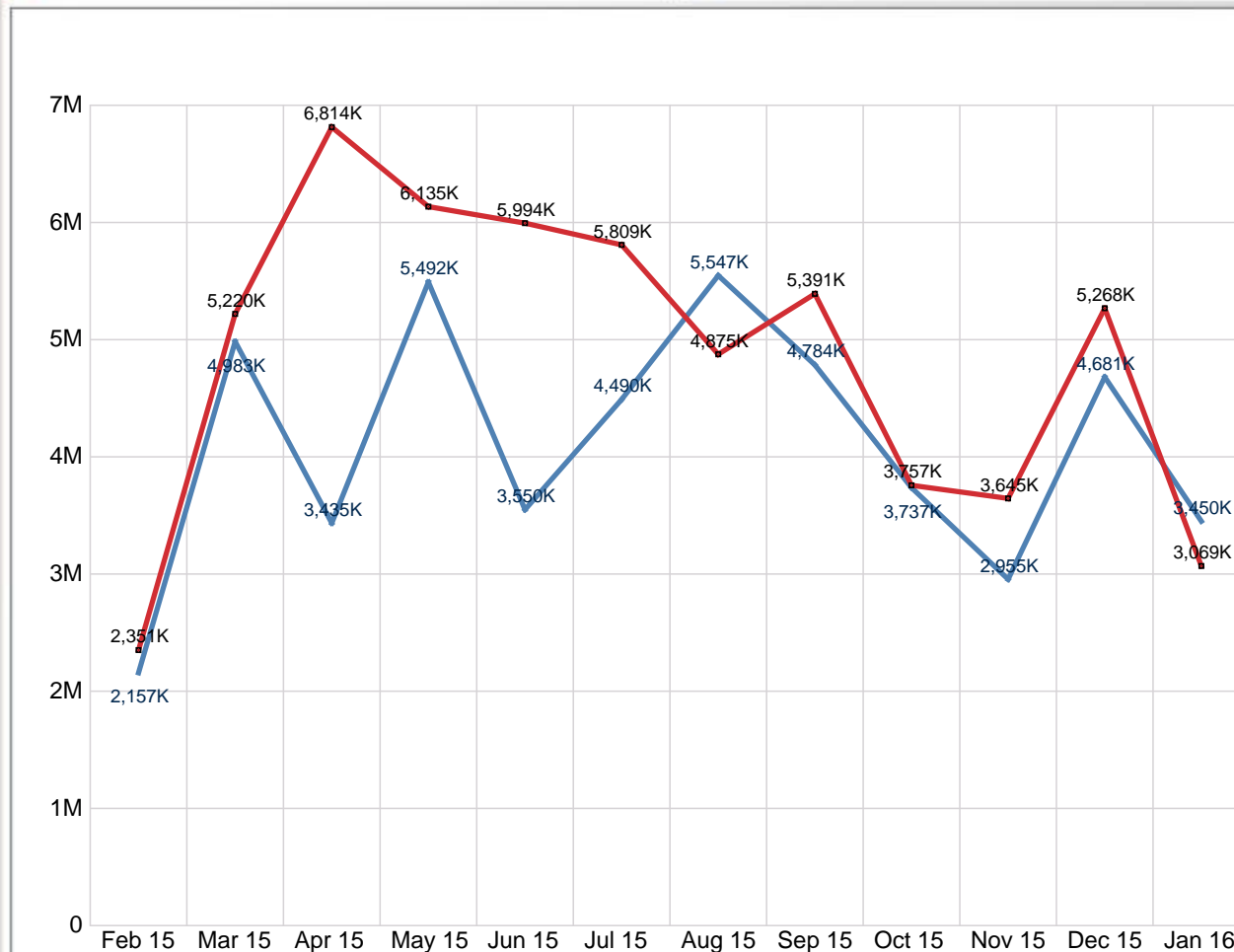
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

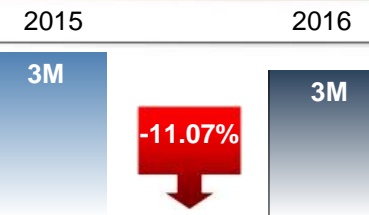
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■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)

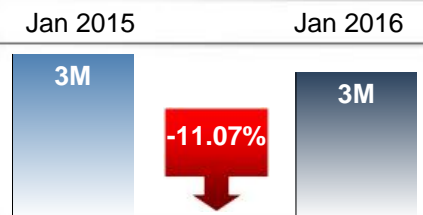


### Comparative Analysis

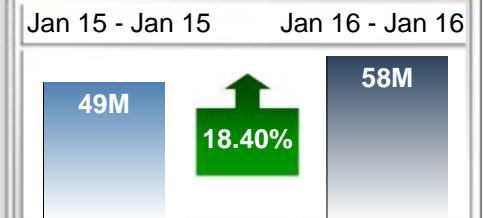
#### JANUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE







# January 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

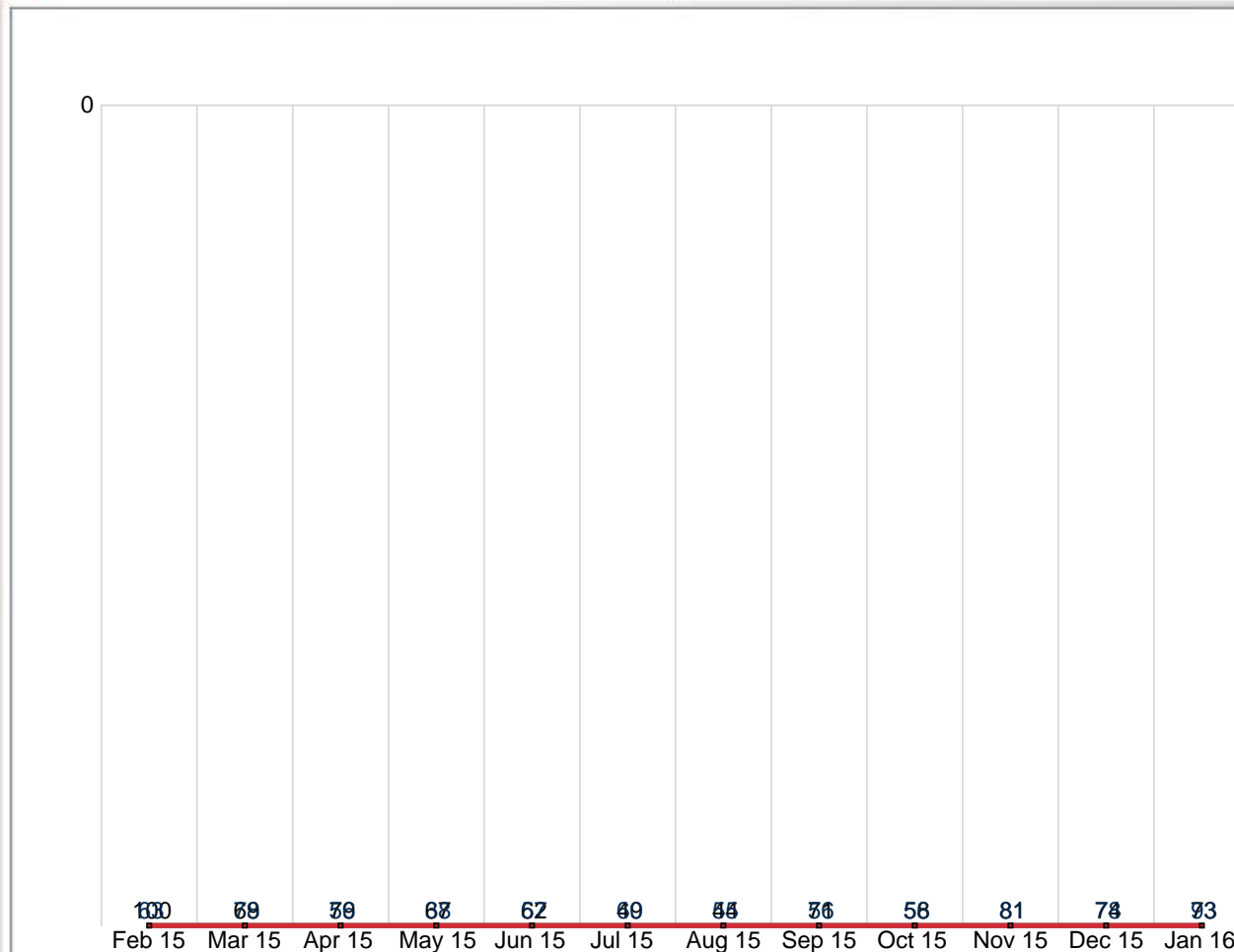
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

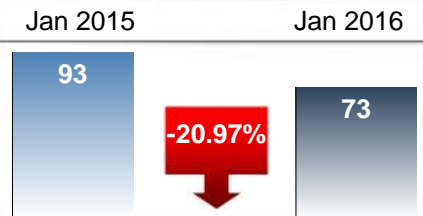


Comparative Analysis

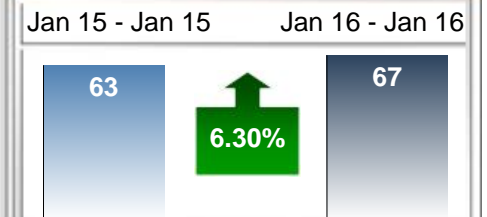
### JANUARY



### YEAR TO DATE (YTD)



### 12 MONTH COMPARATIVE





# January 2016

Area Delimited by Zipcode 73044 - Residential Property Type



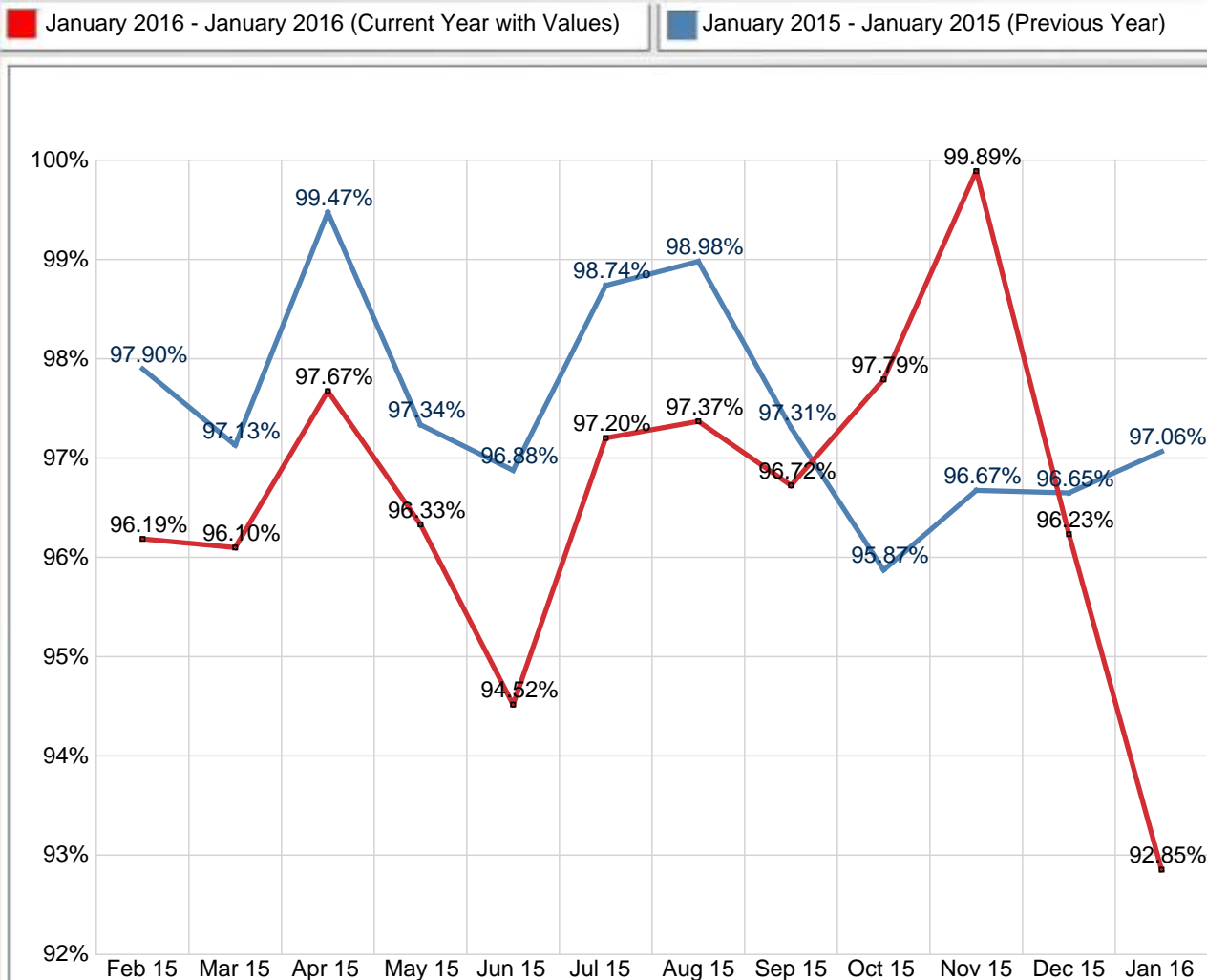
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### JANUARY

2015	2016
97.06%	92.85%
-4.34%	

#### YEAR TO DATE (YTD)

Jan 2015	Jan 2016
97.06%	92.85%
-4.34%	

#### 12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
97.52%	96.56%
-0.98%	



# January 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

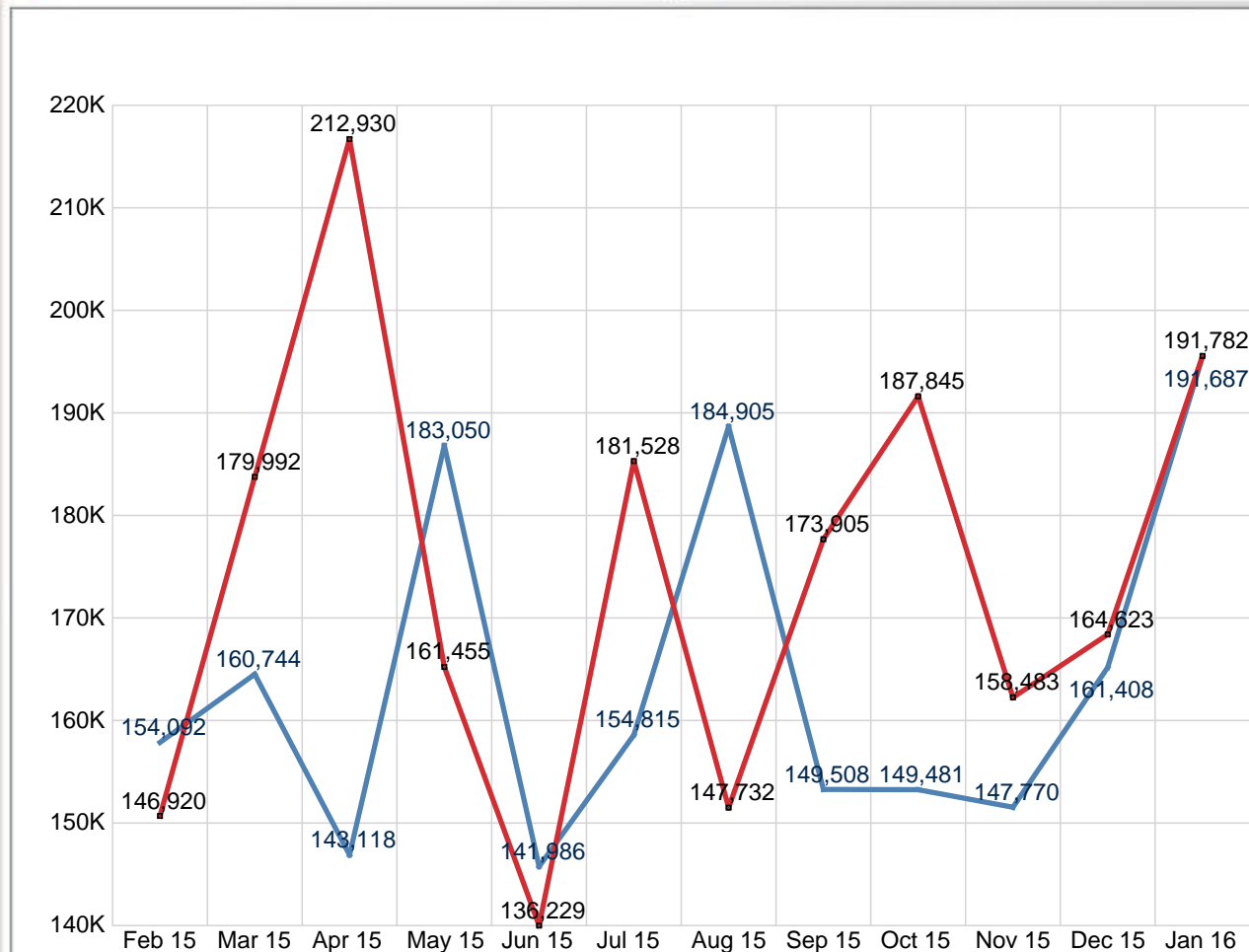
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?  
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■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)



### Comparative Analysis

#### JANUARY

2015	2016
191,687	191,782
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.05%</div>	

#### YEAR TO DATE (YTD)

Jan 2015	Jan 2016
191,687	191,782
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.05%</div>	

#### 12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
160,459	168,576
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">5.06%</div>	