



# January 2016

Area Delimited by County Of Logan -  
Residential Property Type

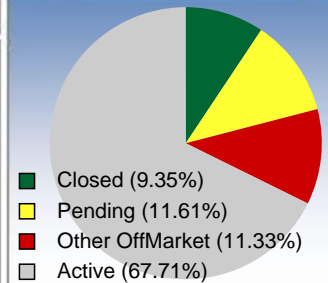


**Absorption:** Last 12 months, an Average of **63** Sales/Month

**Active Inventory** as of January 31, 2016 = **239**

	JANUARY		
	2015	2016	+/- %
Closed Listings	44	33	-25.00%
Pending Listings	51	41	-19.61%
New Listings	75	76	1.33%
Median List Price	229,500	229,900	0.17%
Median Sale Price	228,150	213,500	-6.42%
Median Percent of List Price to Selling Price	98.76%	97.49%	-1.29%
Median Days on Market to Sale	57.00	49.00	-14.04%
End of Month Inventory	242	239	-1.24%
Months Supply of Inventory	4.04	3.82	-5.32%

## 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) Decreases

The total housing inventory at the end of January 2016 decreased **1.24%** to 239 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **3.82** 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 **6.42%** in January 2016 to \$213,500 versus the previous year at \$228,150.

### Median Days on Market Shortens

The median number of **49.00** days that homes spent on the market before selling decreased by 8.00 days or **14.04%** in January 2016 compared to last year's same month at **57.00** DOM.

### Sales Success for January 2016 is Positive

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

There were 76 New Listings in January 2016, up **1.33%** from last year at 75. Furthermore, there were 33 Closed Listings this month versus last year at 44, a **-25.00%** decrease.

Closed versus Listed trends yielded a **43.4%** ratio, down from last year's January 2016 at **58.7%**, a **25.99%** downswing. This will certainly create pressure on a decreasing 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

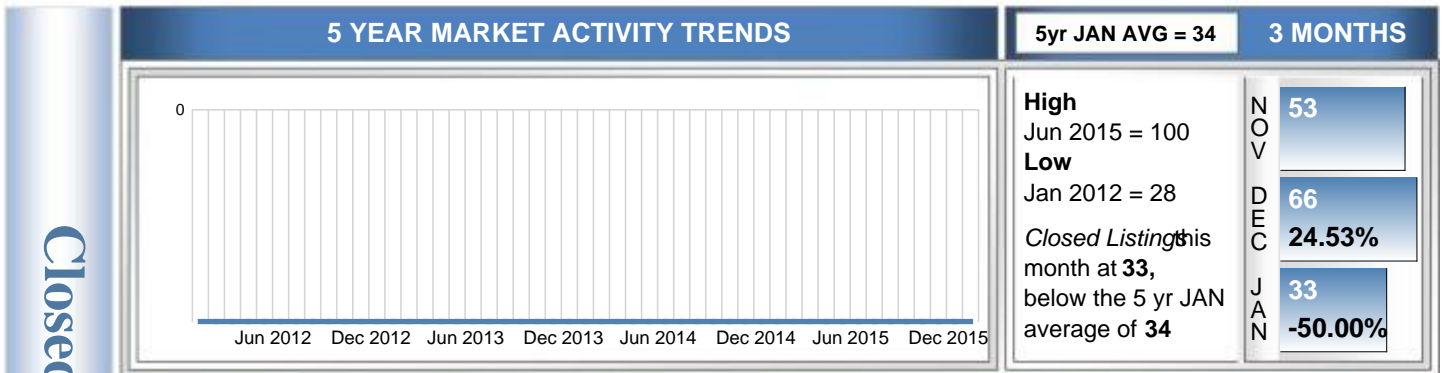
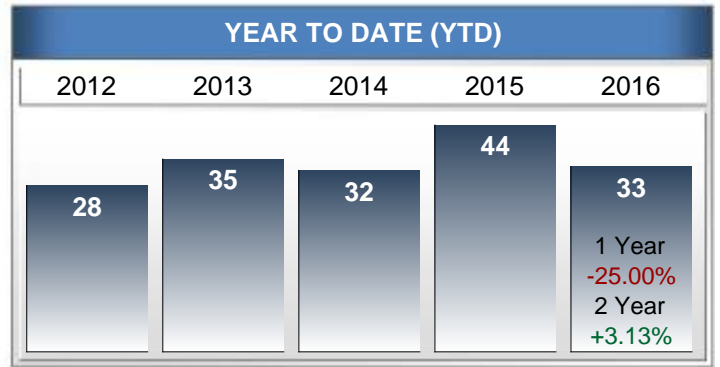
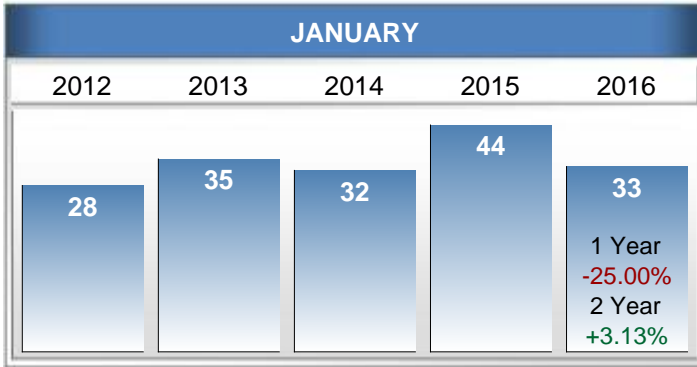
Closed Sales as of Feb 03, 2016



### Closed Listings

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - 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+
\$50,000 and less	3	9.09%	1.0	0	1	1	1
\$50,001 - \$125,000	4	12.12%	100.5	1	2	1	0
\$125,001 - \$175,000	3	9.09%	53.0	0	1	2	0
\$175,001 - \$250,000	9	27.27%	39.0	0	6	3	0
\$250,001 - \$275,000	5	15.15%	61.0	0	2	2	1
\$275,001 - \$400,000	5	15.15%	40.0	0	1	4	0
\$400,001 and up	4	12.12%	37.5	0	1	1	2
<b>Total Closed Units:</b>	<b>33</b>		<b>49.0</b>	<b>1</b>	<b>14</b>	<b>14</b>	<b>4</b>
<b>Total Closed Volume:</b>	<b>7,606,919</b>			<b>69.00K</b>	<b>2.83M</b>	<b>3.32M</b>	<b>1.39M</b>
<b>Median Closed Price:</b>	<b>\$213,500</b>			<b>\$69,000</b>	<b>\$201,950</b>	<b>\$244,500</b>	<b>\$385,500</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

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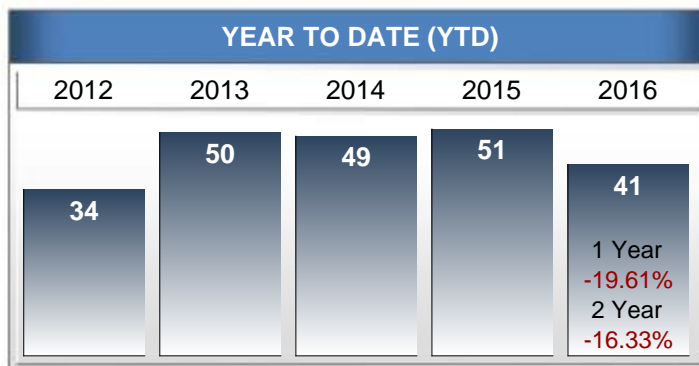
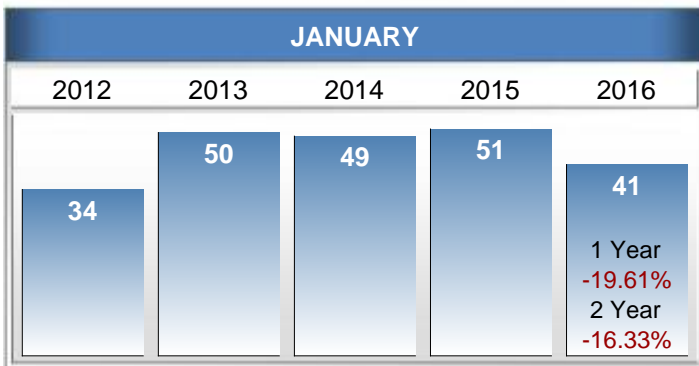
Pending Listings as of Feb 03, 2016



### Pending Listings

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - Residential Property Type



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



**5yr JAN AVG = 45**      **3 MONTHS**

**High**  
May 2015 = 82

**Low**  
Dec 2013 = 29

Pending Listings this month at **41**, below the 5 yr JAN average of **45**

N O V	56
D E C	31
<b>-44.64%</b>	
J A N	41
<b>32.26%</b>	

#### 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	2	4.88%	156.5	0	1	1	0
\$25,001 - \$75,000	8	19.51%	59.5	1	6	1	0
\$75,001 - \$150,000	5	12.20%	37.0	3	1	1	0
\$150,001 - \$200,000	8	19.51%	29.0	0	7	1	0
\$200,001 - \$300,000	8	19.51%	94.0	0	3	4	1
\$300,001 - \$425,000	7	17.07%	57.0	0	3	4	0
\$425,001 and up	3	7.32%	31.0	0	1	1	1
<b>Total Pending Units:</b> 41				<b>43.0</b>			
<b>Total Pending Volume:</b> 8,833,900				384.40K	4.15M	3.46M	834.70K
<b>Median Listing Price:</b> \$189,900				\$114,200	\$178,500	\$299,900	\$417,350



# Monthly Inventory Analysis

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## January 2016

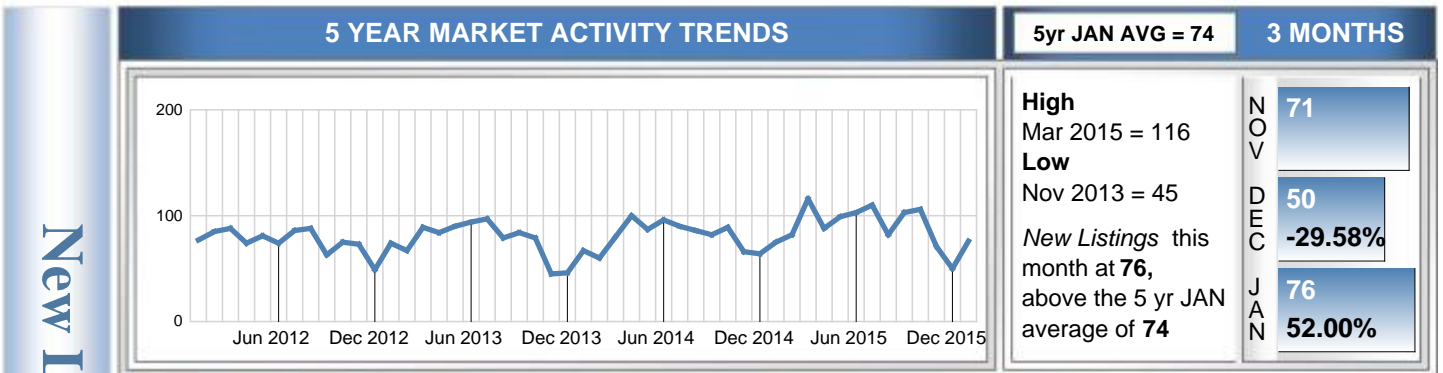
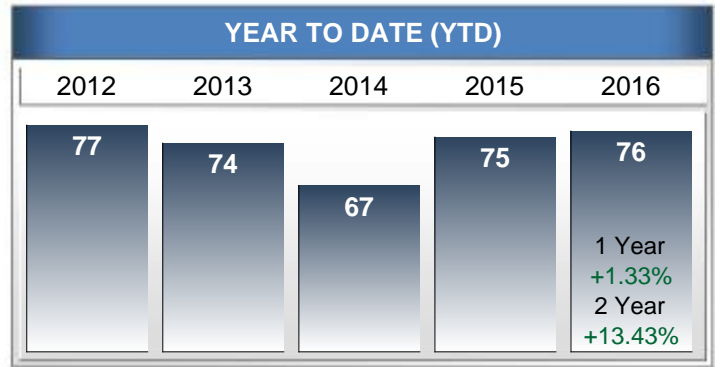
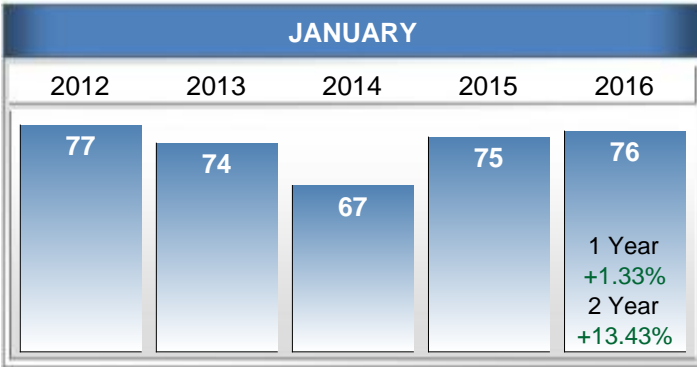
New Listings as of Feb 03, 2016



### New Listings

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - Residential Property Type



New Listings

Ready to Buy or Sell Real Estate?  
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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	7	9.21%	1	2	4	0
\$75,001 - \$125,000	8	10.53%	3	5	0	0
\$125,001 - \$200,000	13	17.11%	0	11	2	0
\$200,001 - \$275,000	21	27.63%	1	10	10	0
\$275,001 - \$325,000	8	10.53%	0	3	5	0
\$325,001 - \$400,000	12	15.79%	0	5	6	1
\$400,001 and up	7	9.21%	0	0	7	0
<b>Total New Listed Units:</b>	<b>76</b>		<b>5</b>	<b>36</b>	<b>34</b>	<b>1</b>
<b>Total New Listed Volume:</b>	<b>18,208,450</b>		<b>621.40K</b>	<b>7.42M</b>	<b>9.83M</b>	<b>329.90K</b>
<b>Median New Listed Listing Price:</b>	<b>\$227,450</b>		<b>\$109,900</b>	<b>\$200,450</b>	<b>\$284,950</b>	<b>\$329,900</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## January 2016

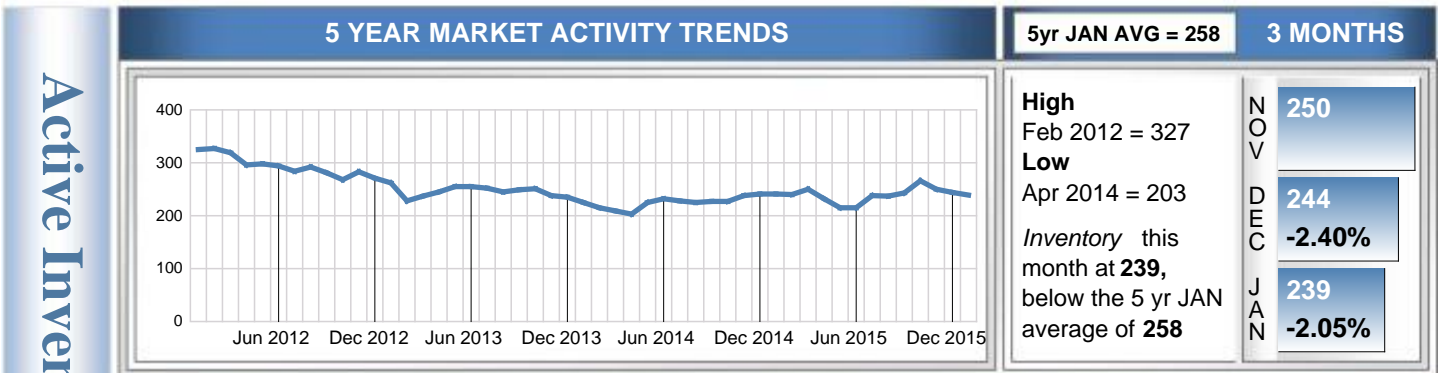
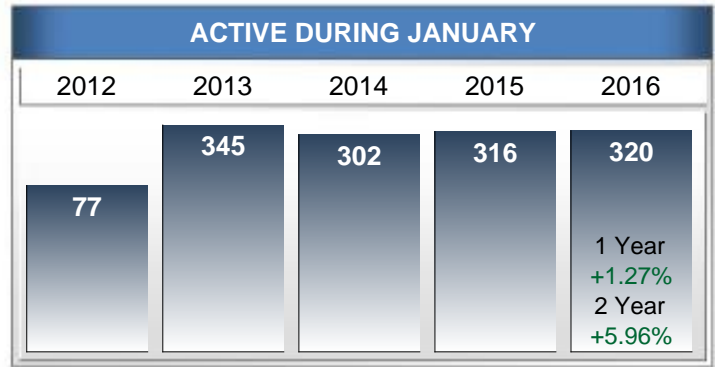
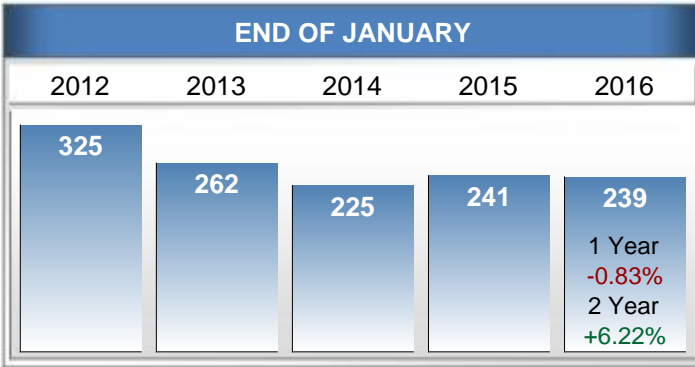
Active Inventory as of Feb 03, 2016



### Active Inventory

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

Ready to Buy or Sell Real Estate?  
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#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	19	7.95%	95.0	7	8	3	1		
\$75,001 - \$150,000	33	13.81%	87.0	3	25	4	1		
\$150,001 - \$200,000	36	15.06%	93.0	2	17	15	2		
\$200,001 - \$275,000	55	23.01%	60.0	1	22	26	6		
\$275,001 - \$325,000	38	15.90%	85.5	0	14	22	2		
\$325,001 - \$400,000	36	15.06%	84.0	1	12	20	3		
\$400,001 and up	22	9.21%	93.0	0	3	18	1		
Total Active Inventory by Units:				239	81.0	14	101	108	16
Total Active Inventory by Volume:				62,447,626		1.74M	22.00M	34.42M	4.28M
Median Active Inventory Listing Price:				\$245,700		\$85,000	\$201,000	\$289,850	\$256,200



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

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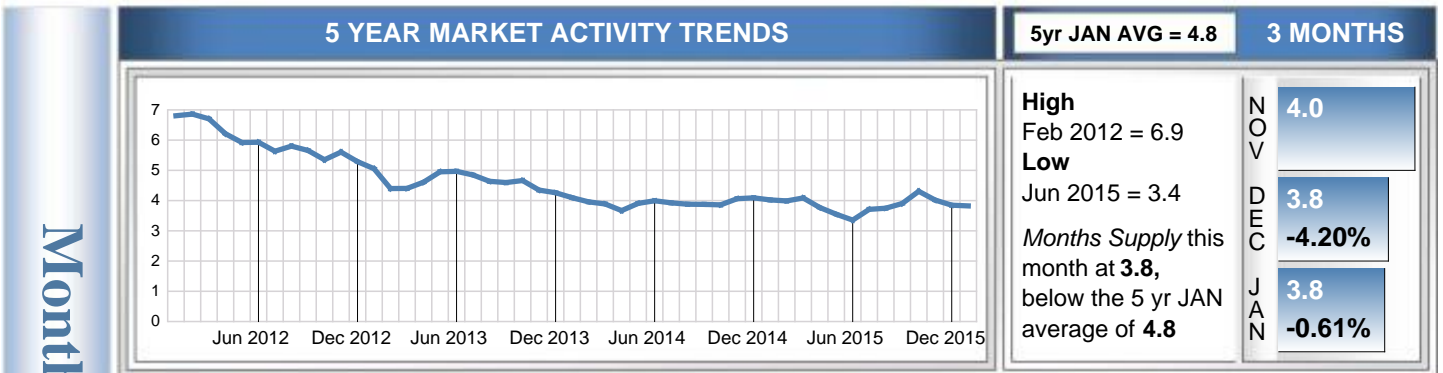
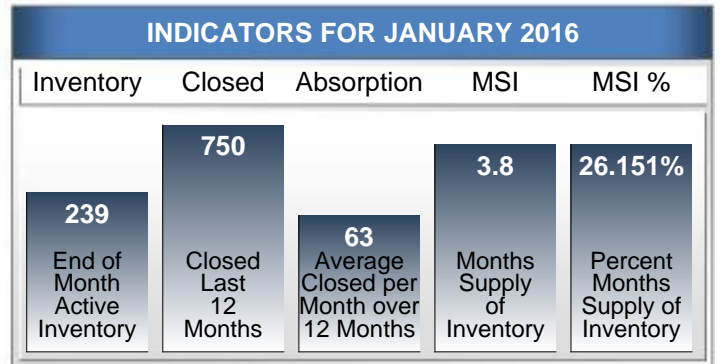
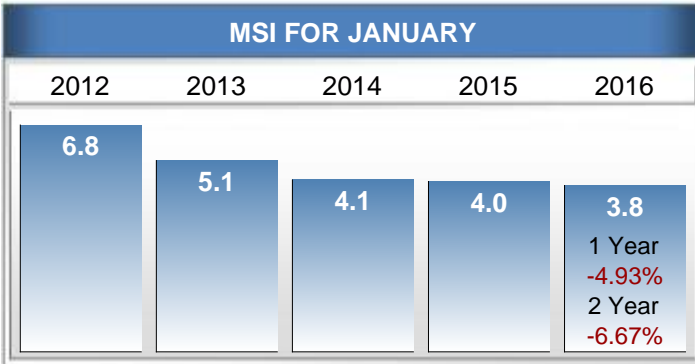
Active Inventory as of Feb 03, 2016



### Months Supply of Inventory

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - 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	19	7.95%	2.6	2.3	2.4	4.0	12.0	
\$75,001 - \$150,000	33	13.81%	2.7	2.3	2.7	2.7	4.0	
\$150,001 - \$200,000	36	15.06%	3.6	8.0	2.3	6.4	24.0	
\$200,001 - \$275,000	55	23.01%	3.7	12.0	3.2	3.7	6.5	
\$275,001 - \$325,000	38	15.90%	5.2	0.0	8.0	4.6	2.7	
\$325,001 - \$400,000	36	15.06%	6.9	0.0	10.3	6.5	3.0	
\$400,001 and up	22	9.21%	4.0	0.0	5.1	3.9	3.0	
MSI:	3.8			2.9	3.3	4.5	4.7	
Total Active Inventory:	239			14	101	108	16	



# Monthly Inventory Analysis

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## January 2016

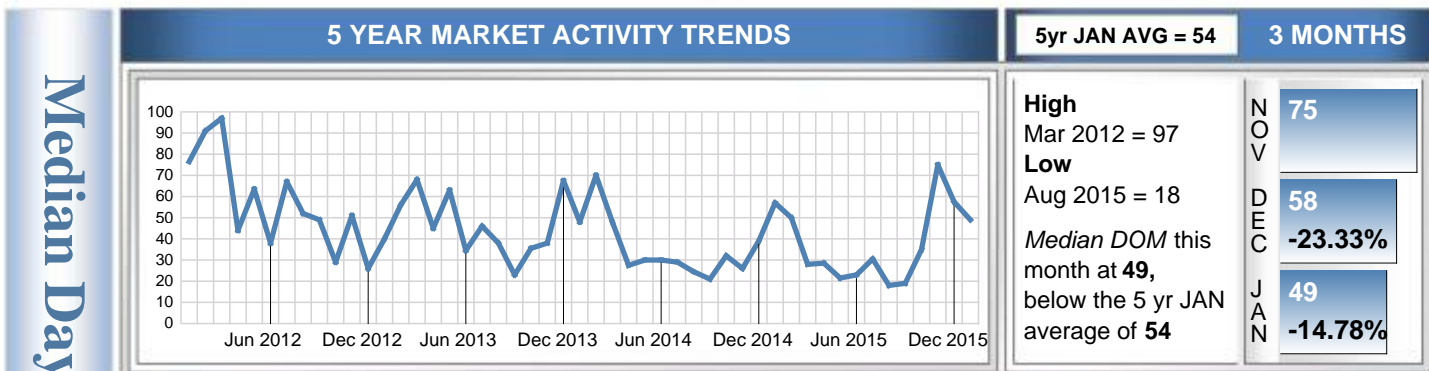
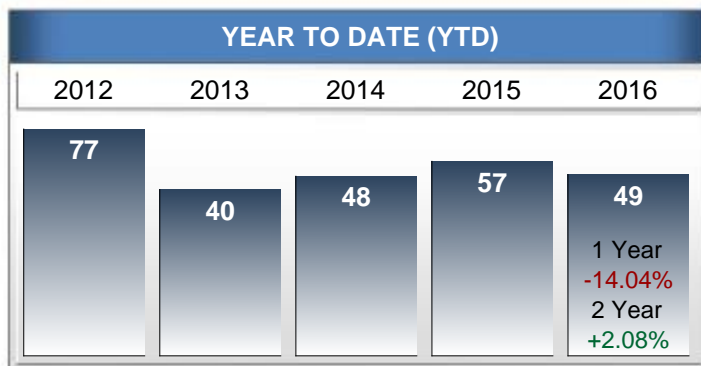
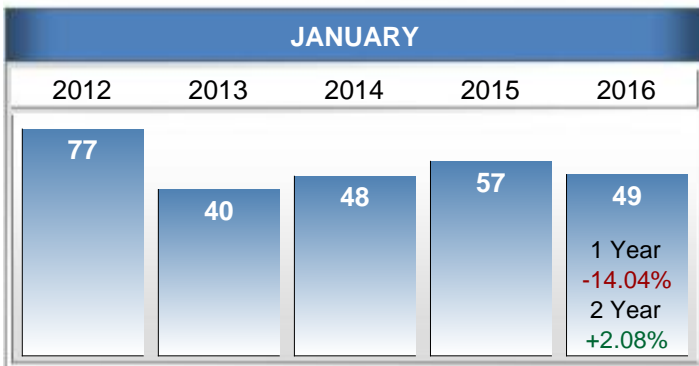
Closed Sales as of Feb 03, 2016



### Median Days on Market to Sale

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - 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+
\$50,000 and less	3		9.09%	1.0	0.0	1.0	1.0	208.0
\$50,001 - \$125,000	4		12.12%	100.5	37.0	169.5	59.0	0.0
\$125,001 - \$175,000	3		9.09%	53.0	0.0	53.0	68.0	0.0
\$175,001 - \$250,000	9		27.27%	39.0	0.0	39.0	57.0	0.0
\$250,001 - \$275,000	5		15.15%	61.0	0.0	88.0	30.0	61.0
\$275,001 - \$400,000	5		15.15%	40.0	0.0	25.0	47.0	0.0
\$400,001 and up	4		12.12%	37.5	0.0	4.0	71.0	38.0
Median Closed DOM:	49.0				37.0	44.0	49.0	68.0
Total Closed Units:	33				1	14	14	4
Total Closed Volume:	7,606,919				69.00K	2.83M	3.32M	1.39M



# Monthly Inventory Analysis

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## January 2016

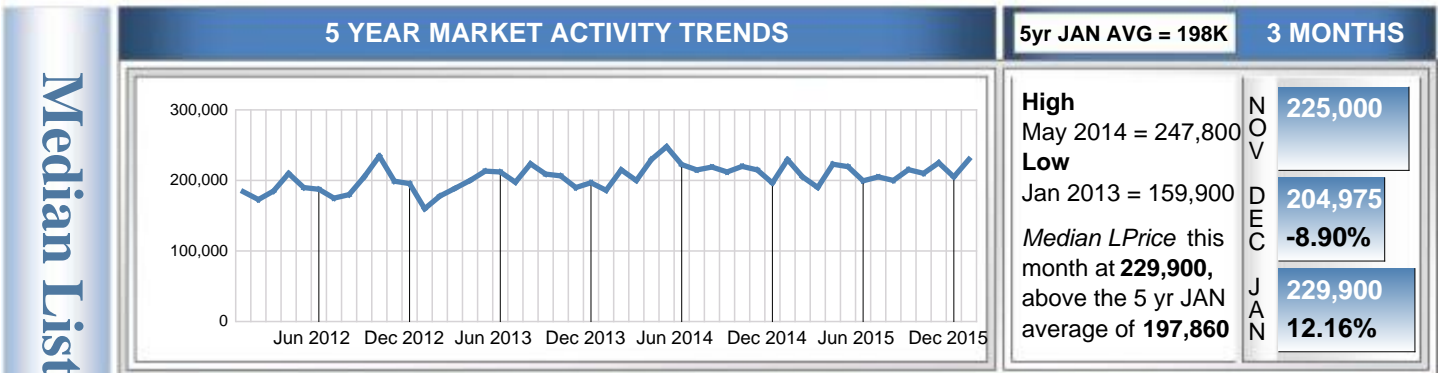
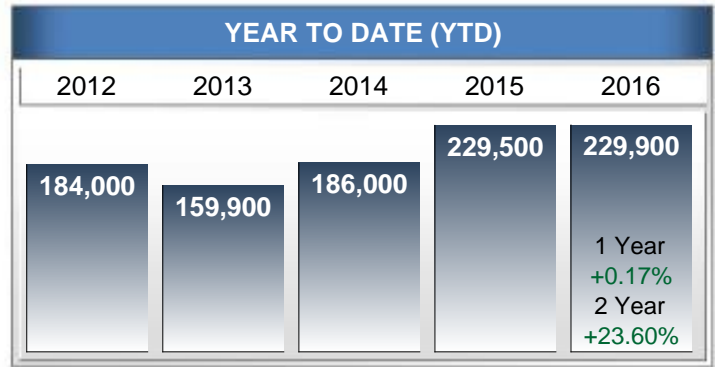
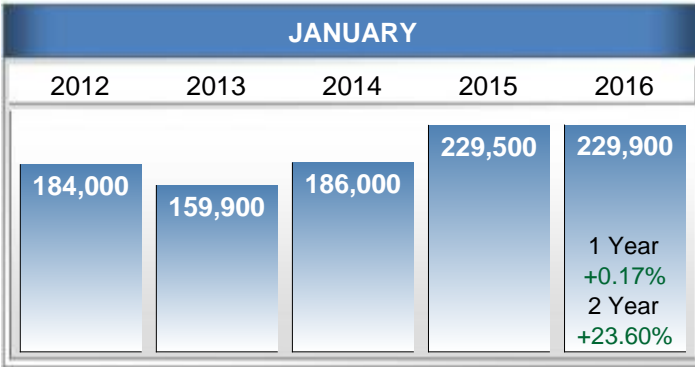
Closed Sales as of Feb 03, 2016



### Median List Price at Closing

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - 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		9.09%	39,900	0	39,900	48,000	21,000
\$50,001 - \$125,000	4		12.12%	119,900	69,900	122,250	119,800	0
\$125,001 - \$175,000	3		9.09%	160,000	0	170,000	154,900	0
\$175,001 - \$250,000	9		27.27%	215,000	0	204,900	229,900	0
\$250,001 - \$275,000	3		9.09%	259,900	0	264,300	0	259,900
\$275,001 - \$400,000	7		21.21%	300,000	0	300,000	299,900	0
\$400,001 and up	4		12.12%	450,488	0	405,000	460,000	542,876
Median List Price:		\$229,900			\$69,900	\$204,900	\$259,450	\$350,438
Total Closed Units:		33			1	14	14	4
Total List Volume:		7,816,447			69.90K	2.93M	3.45M	1.37M





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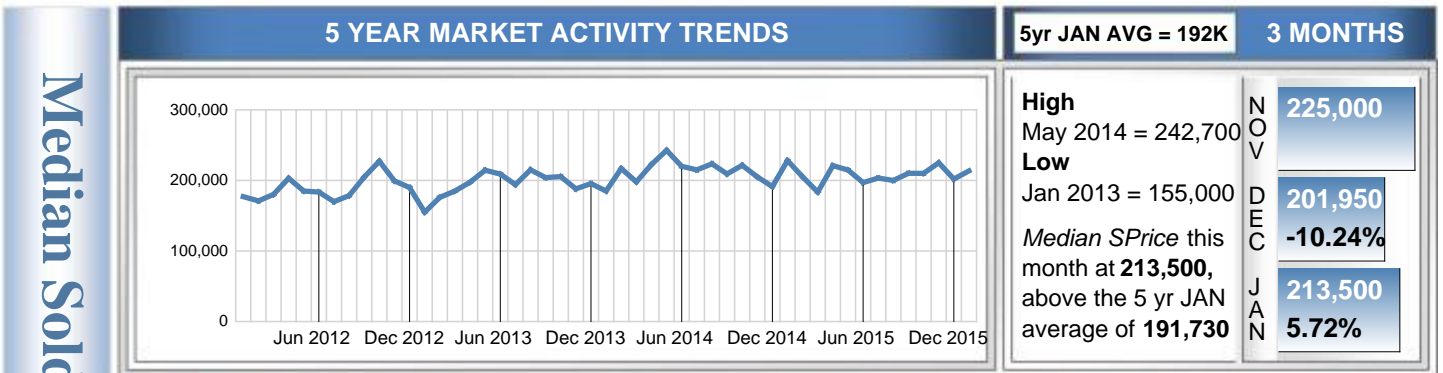
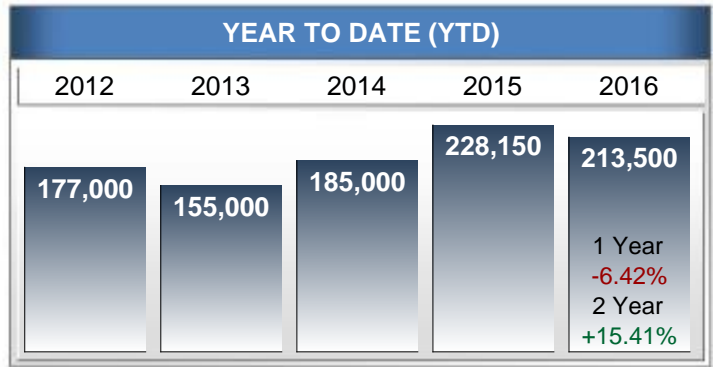
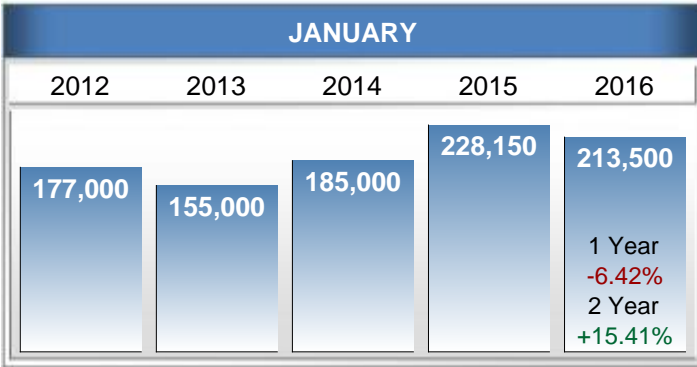
Closed Sales as of Feb 03, 2016



### Median Sold Price at Closing

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - 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	3		9.09%	38,000	0	40,000	38,000	13,500
\$50,001 - \$125,000	4		12.12%	102,810	69,000	102,810	110,000	0
\$125,001 - \$175,000	3		9.09%	160,000	0	162,000	147,500	0
\$175,001 - \$250,000	9		27.27%	209,000	0	201,950	213,000	0
\$250,001 - \$275,000	5		15.15%	259,000	0	254,500	274,500	259,000
\$275,001 - \$400,000	5		15.15%	300,000	0	290,000	305,000	0
\$400,001 and up	4		12.12%	484,750	0	405,000	457,500	561,000
Median Closed Price:	\$213,500				\$69,000	\$201,950	\$244,500	\$385,500
Total Closed Units:	33				1	14	14	4
Total Closed Volume:	7,606,919				69.00K	2.83M	3.32M	1.39M



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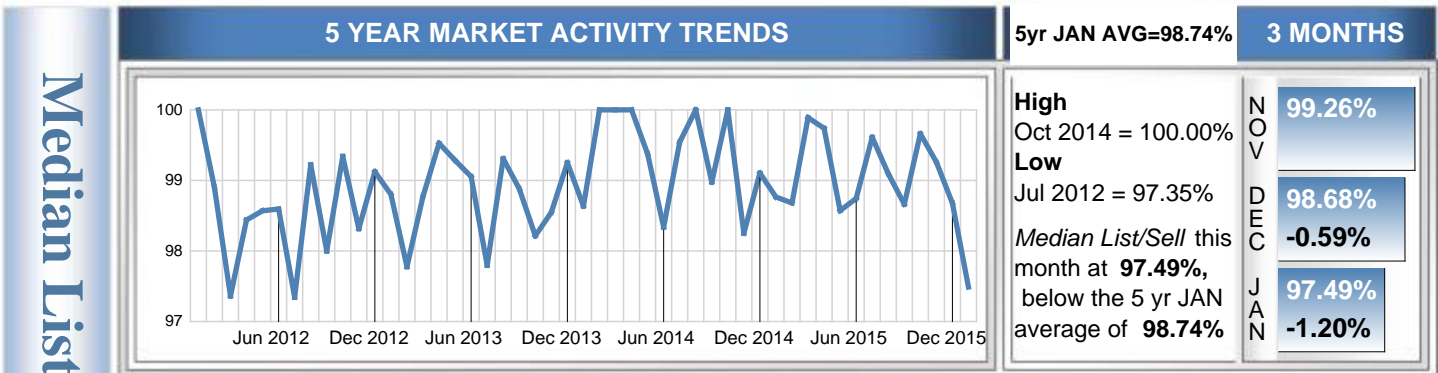
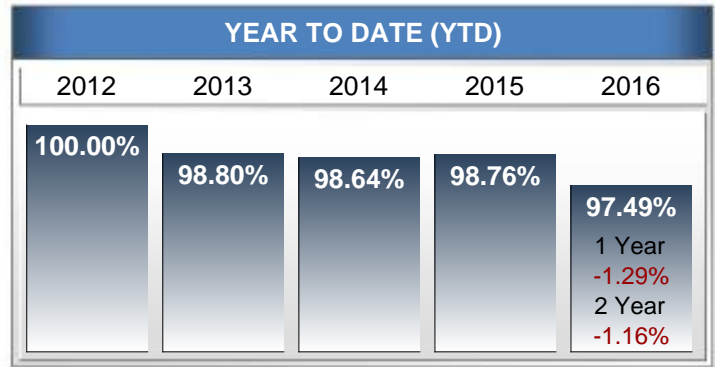
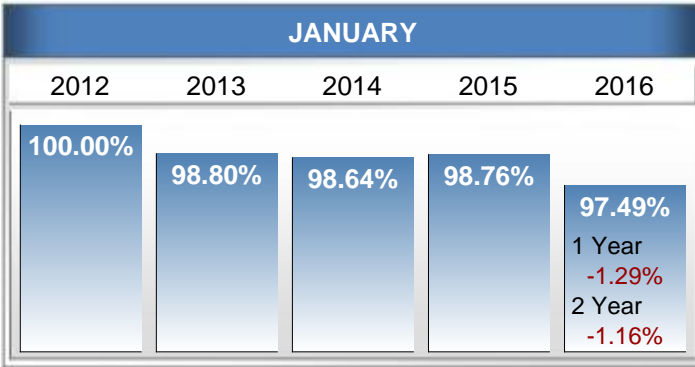
Closed Sales as of Feb 03, 2016



### Median Percent of List Price to Selling Price

Report Produced on: Feb 04, 2016

Area Delimited by County Of Logan - 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	3	9.09%	79.17%	0.00%	100.25%	79.17%	64.29%
\$50,001 - \$125,000	4	12.12%	89.66%	98.71%	84.16%	91.82%	0.00%
\$125,001 - \$175,000	3	9.09%	95.29%	0.00%	95.29%	95.06%	0.00%
\$175,001 - \$250,000	9	27.27%	97.49%	0.00%	97.96%	90.47%	0.00%
\$250,001 - \$275,000	5	15.15%	97.89%	0.00%	96.33%	96.52%	99.65%
\$275,001 - \$400,000	5	15.15%	99.37%	0.00%	96.67%	99.68%	0.00%
\$400,001 and up	4	12.12%	99.73%	0.00%	100.00%	99.46%	105.36%
Median List/Sell Ratio:	97.49%			98.71%	97.37%	96.52%	97.13%
Total Closed Units:	33				1	14	14
Total Closed Volume:	7,606,919			69.00K	2.83M	3.32M	1.39M



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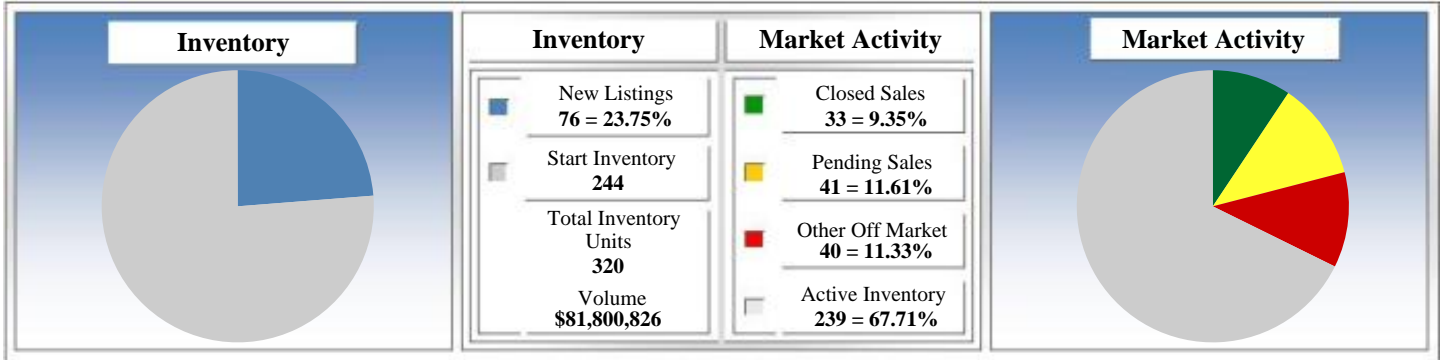
Inventory as of Feb 03, 2016



### Market Summary

Report Produced on: Feb 04, 2016

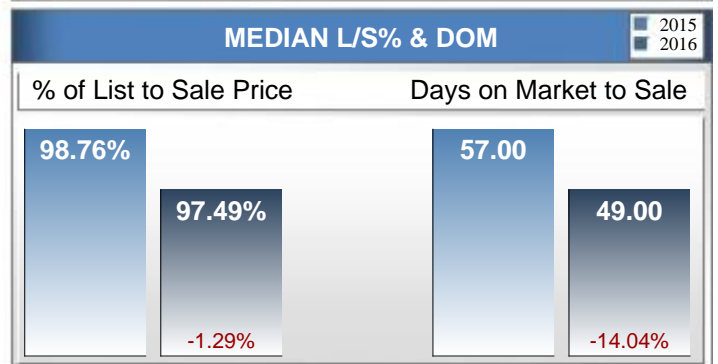
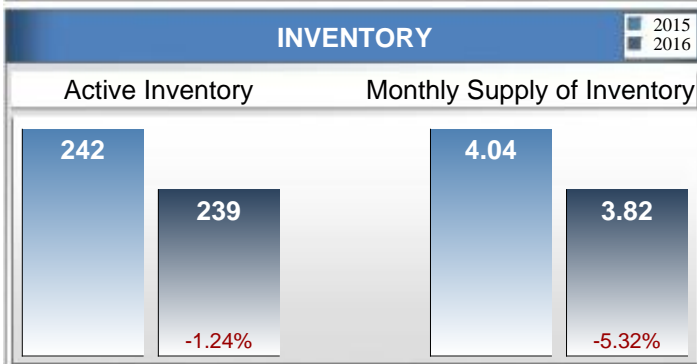
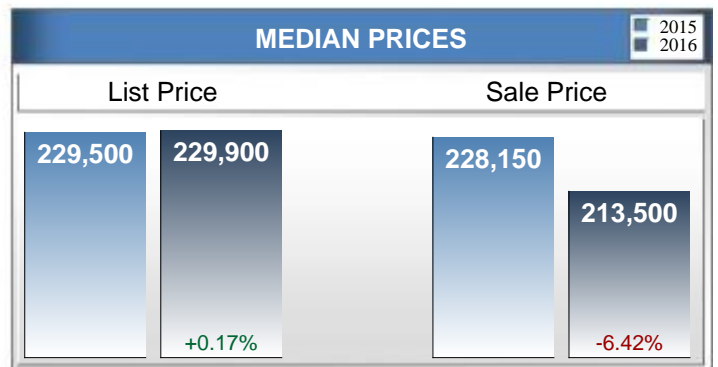
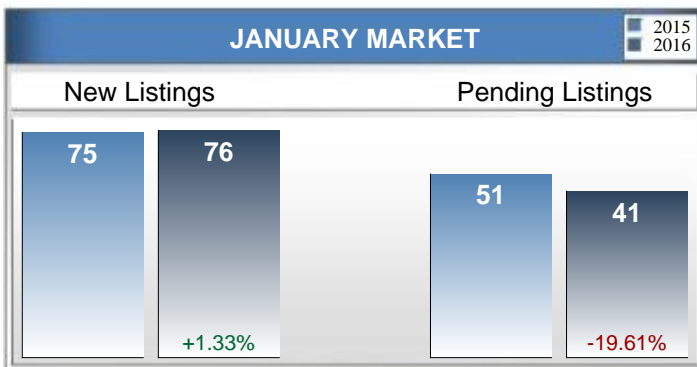
Area Delimited by County Of Logan - Residential Property Type



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

**Active Inventory** as of January 31, 2016 = 239

	JANUARY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	44	33	-25.00%	44	33	-25.00%
Pending Sales	51	41	-19.61%	51	41	-19.61%
New Listings	75	76	1.33%	75	76	1.33%
Median List Price	229,500	229,900	0.17%	229,500	229,900	0.17%
Median Sale Price	228,150	213,500	-6.42%	228,150	213,500	-6.42%
Median Percent of List Price to Selling Price	98.76%	97.49%	-1.29%	98.76%	97.49%	-1.29%
Median Days on Market to Sale	57.00	49.00	-14.04%	57.00	49.00	-14.04%
Monthly Inventory	242	239	-1.24%	242	239	-1.24%
Months Supply of Inventory	4.04	3.82	-5.32%	4.04	3.82	-5.32%





# January 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

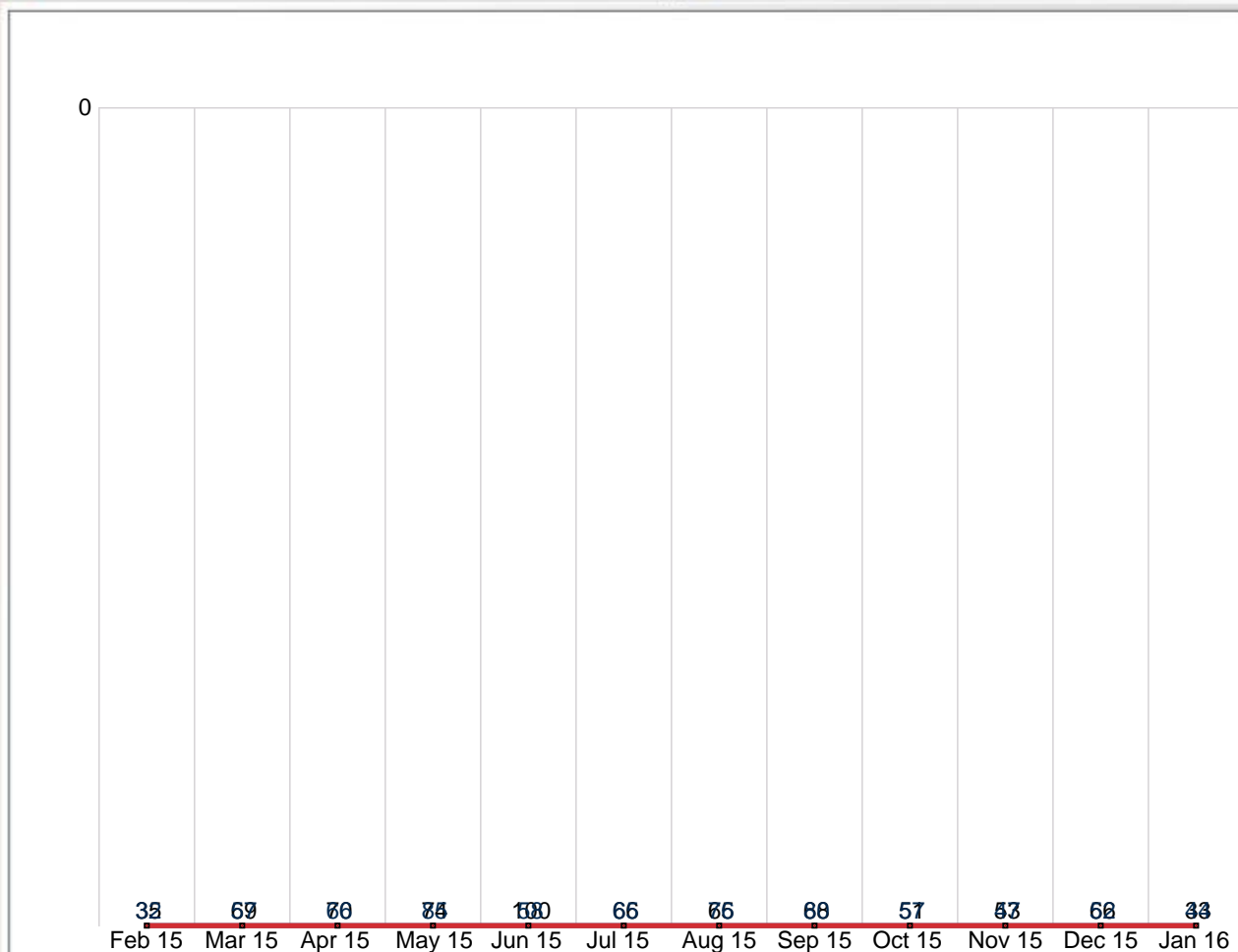
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

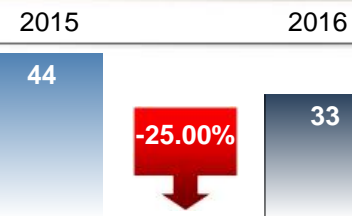
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■ January 2016 - January 2016 (Current Year with Values)   ■ January 2015 - January 2015 (Previous Year)

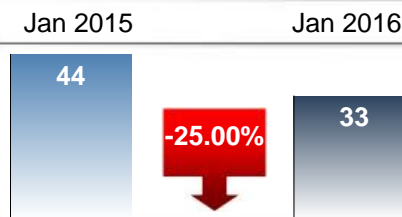


### Comparative Analysis

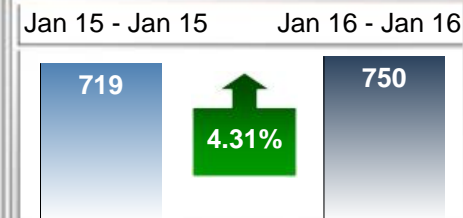
#### JANUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# January 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Volume

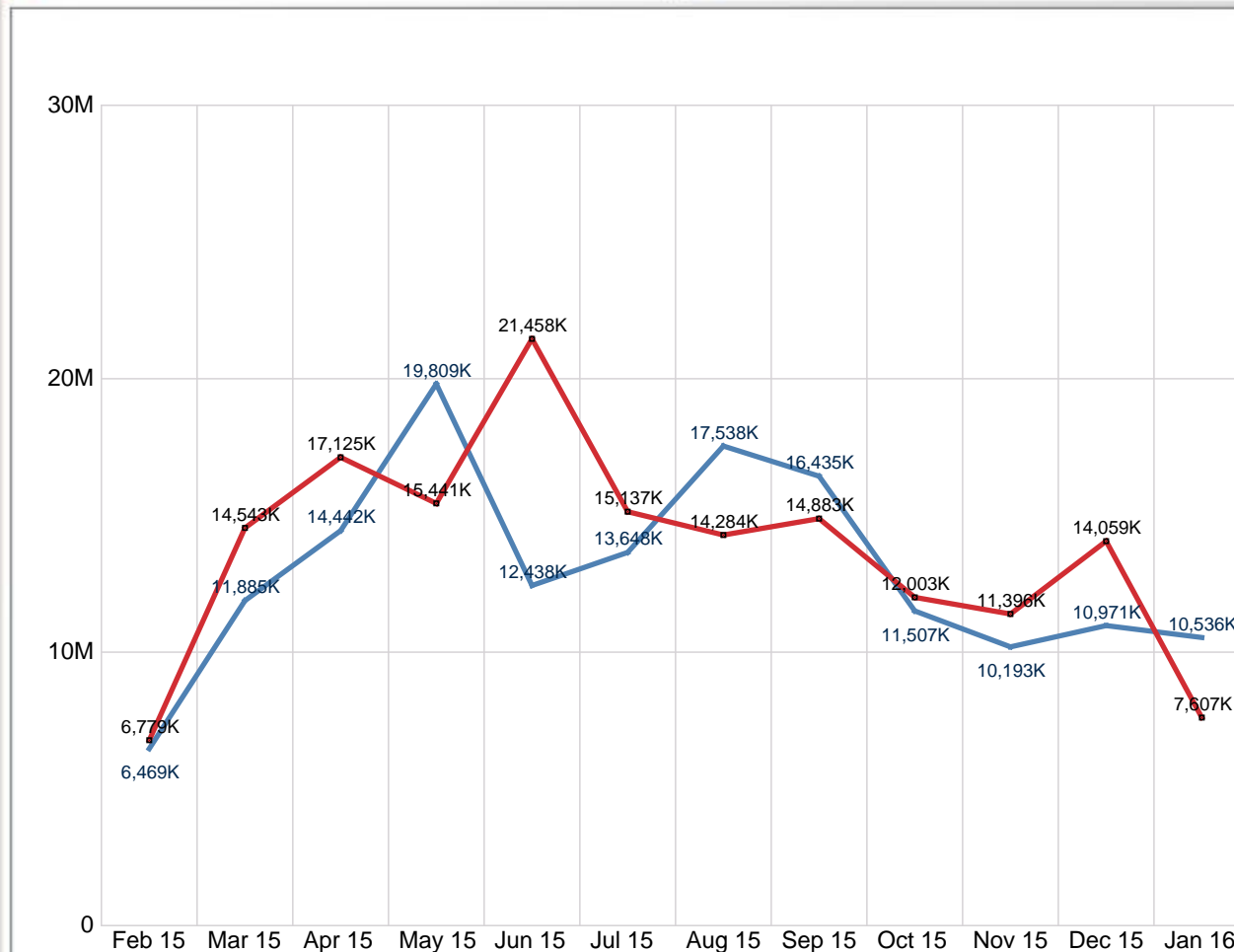
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

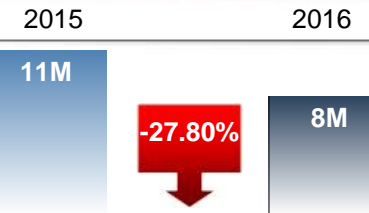
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■ January 2016 - January 2016 (Current Year with Values)
 ■ January 2015 - January 2015 (Previous Year)

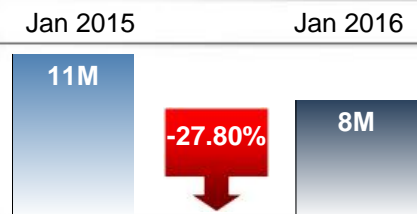


### Comparative Analysis

#### JANUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# January 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Days on Market

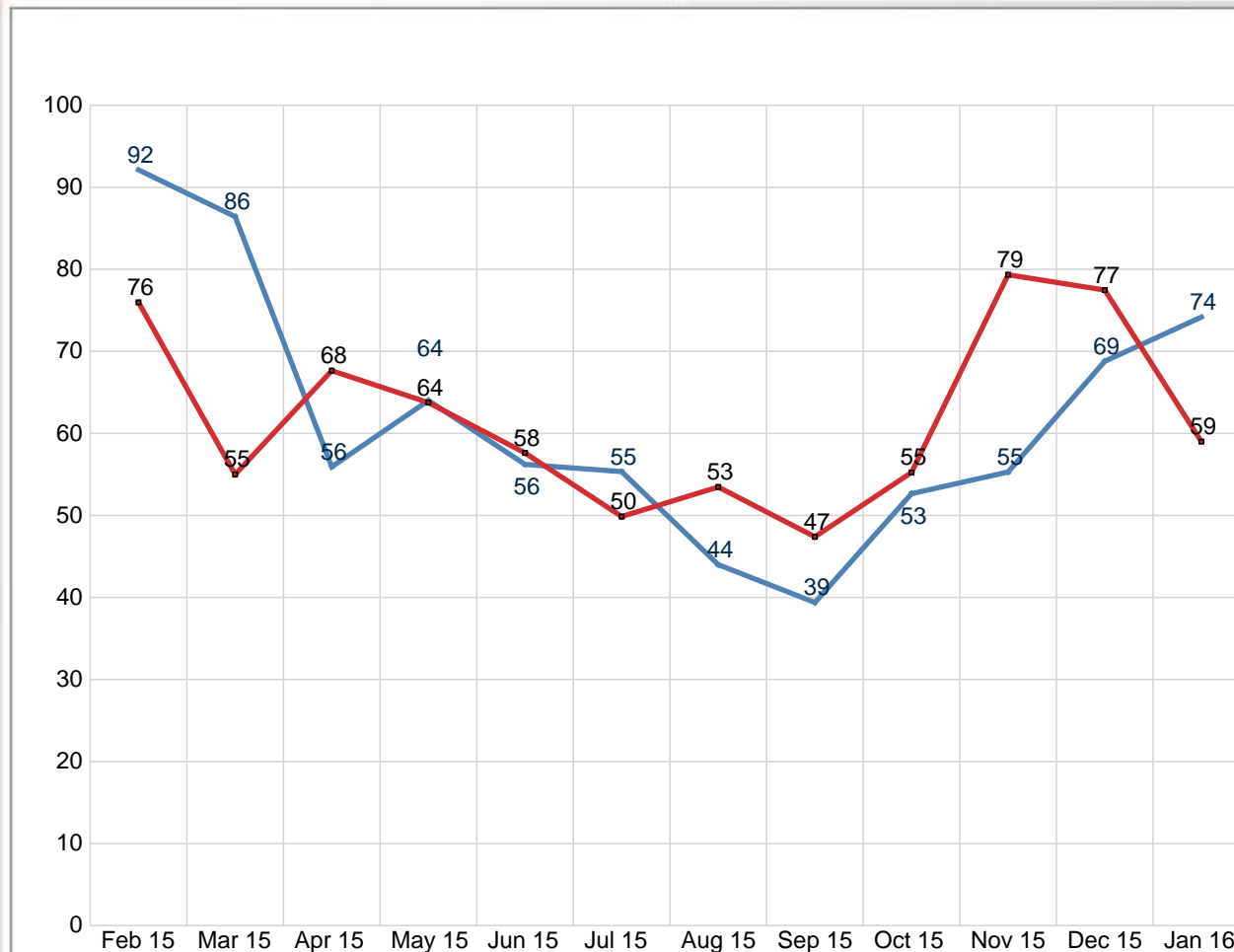
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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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 County Of Logan - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

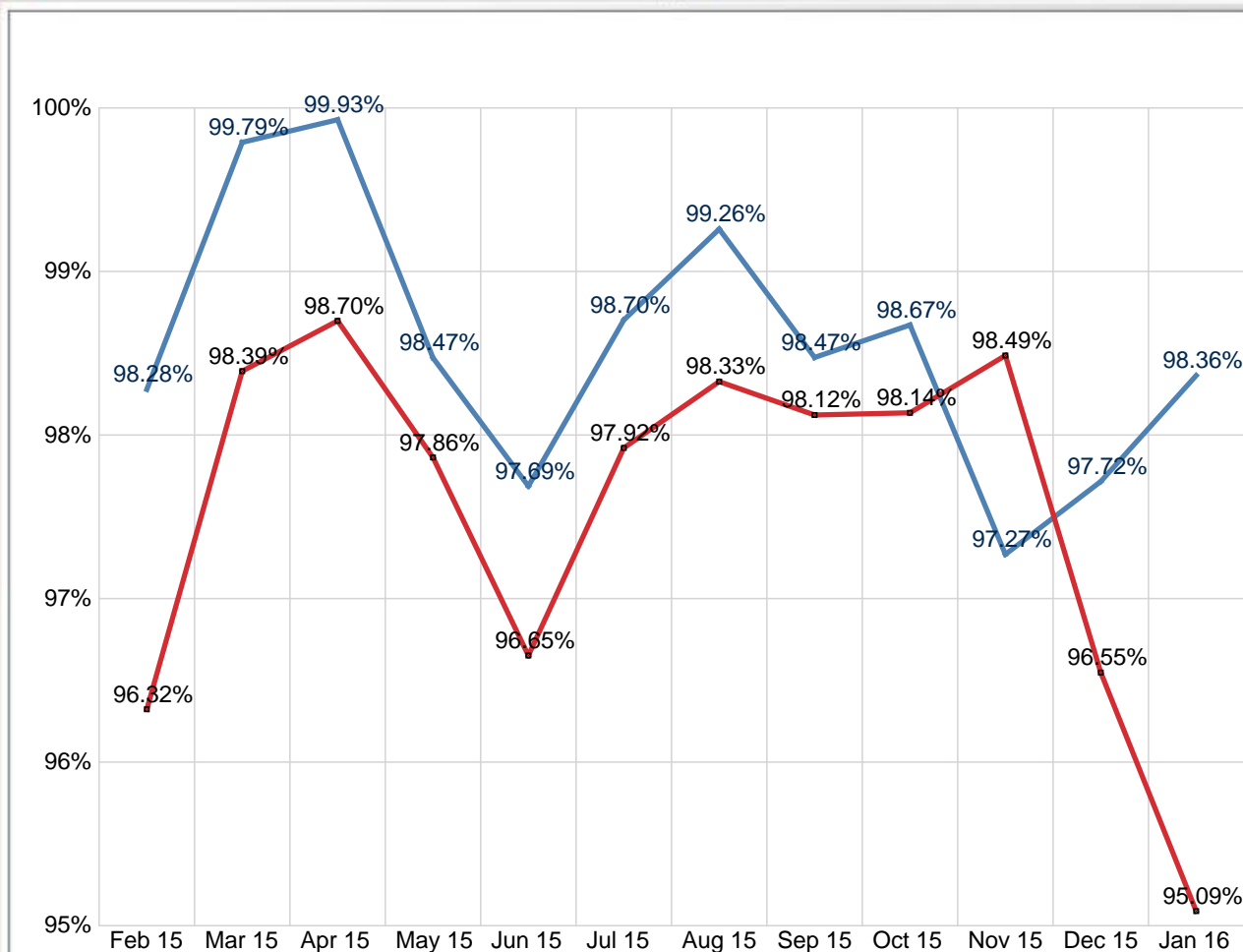
Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

#### JANUARY

2015	2016
98.36%	95.09%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.33%</div> 	

#### YEAR TO DATE (YTD)

Jan 2015	Jan 2016
98.36%	95.09%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.33%</div> 	

#### 12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
98.62%	97.65%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.98%</div> 	



# January 2016

Area Delimited by County Of Logan - Residential Property Type



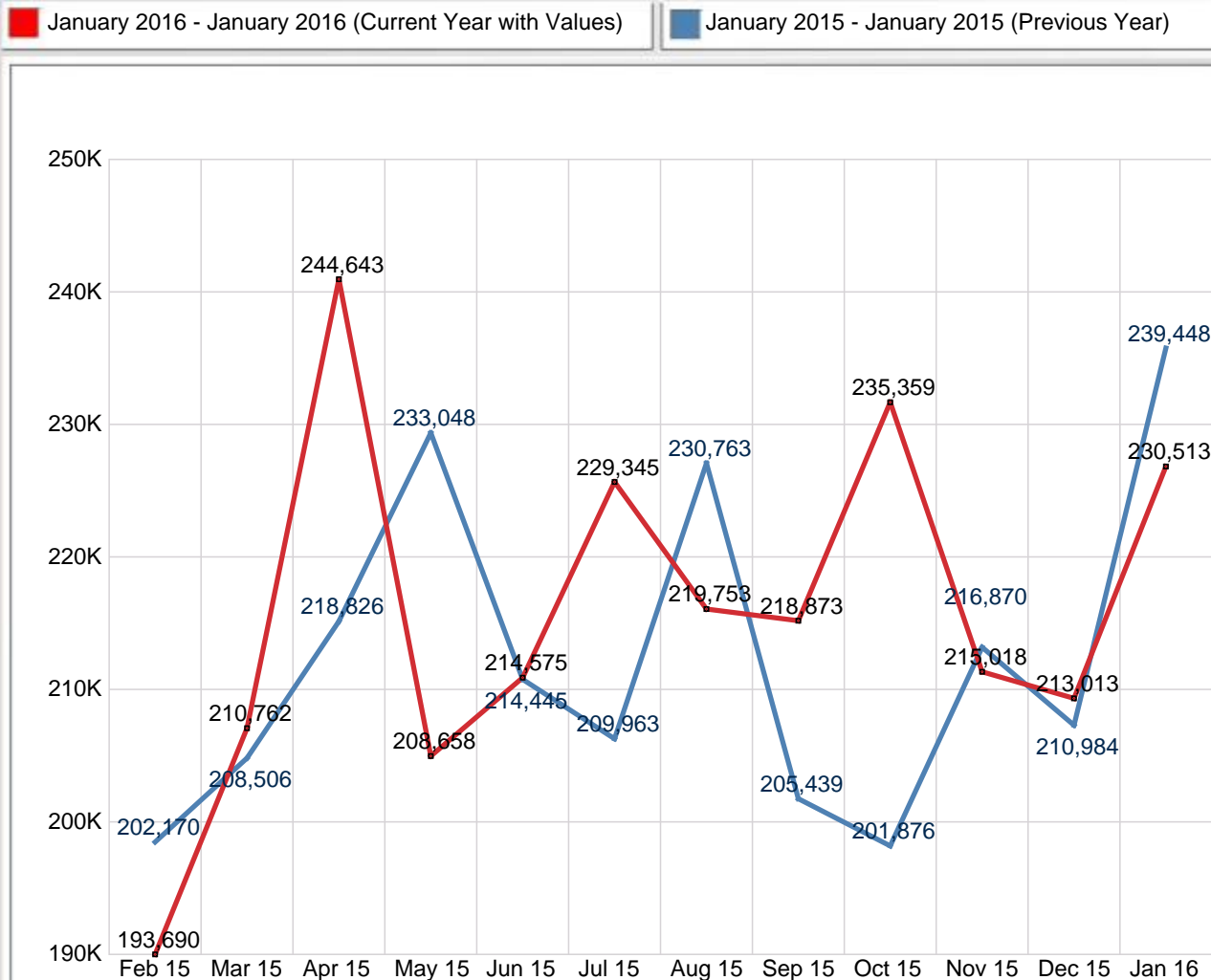
## Closed Sales by Average Sold Price

Report Produced on: Feb 04, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### JANUARY

2015	2016
239,448	230,513
-3.73%	

#### YEAR TO DATE (YTD)

Jan 2015	Jan 2016
239,448	230,513
-3.73%	

#### 12 MONTH COMPARATIVE

Jan 15 - Jan 15	Jan 16 - Jan 16
216,789	219,619
1.31%	