



# February 2016

Area Delimited by City Of Edmond -  
Residential Property Type

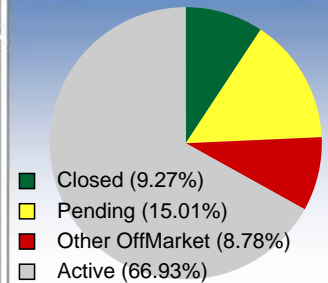


**Absorption:** Last 12 months, an Average of **329** Sales/Month

**Active Inventory** as of February 29, 2016 = **1,364**

	FEBRUARY		
	2015	2016	+/- %
Closed Listings	243	189	-22.22%
Pending Listings	324	306	-5.56%
New Listings	403	533	32.26%
Median List Price	209,900	228,500	8.86%
Median Sale Price	205,000	225,000	9.76%
Median Percent of List Price to Selling Price	99.96%	99.37%	-0.59%
Median Days on Market to Sale	33.00	40.00	21.21%
End of Month Inventory	1,171	1,364	16.48%
Months Supply of Inventory	3.52	4.14	17.81%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Mar 10, 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 February 2016 rose **16.48%** to 1,364 existing homes available for sale. Over the last 12 months this area has had an average of 329 closed sales per month. This represents an unsold inventory index of **4.14** 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 **9.76%** in February 2016 to \$225,000 versus the previous year at \$205,000.

### Median Days on Market Lengthens

The median number of **40.00** days that homes spent on the market before selling increased by 7.00 days or **21.21%** in February 2016 compared to last year's same month at **33.00** DOM.

### Sales Success for February 2016 is Positive

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

There were 533 New Listings in February 2016, up **32.26%** from last year at 403. Furthermore, there were 189 Closed Listings this month versus last year at 243, a **-22.22%** decrease.

Closed versus Listed trends yielded a **35.5%** ratio, down from last year's February 2016 at **60.3%**, a **41.19%** 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®

## February 2016

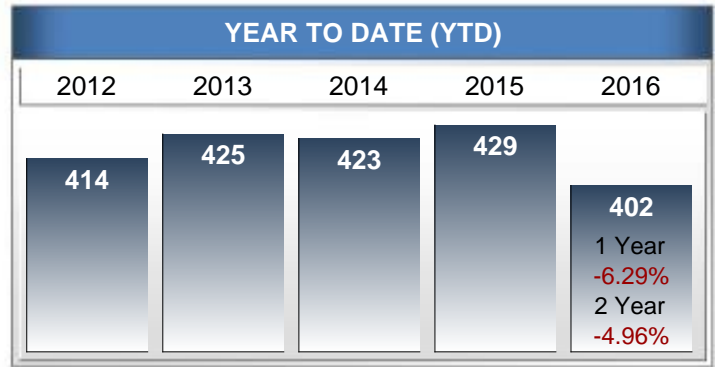
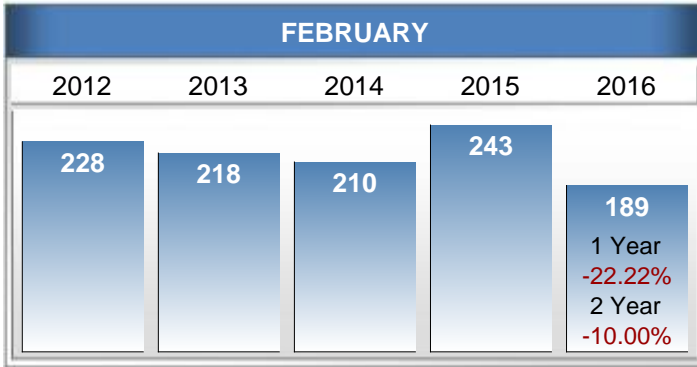
Closed Sales as of Mar 09, 2016



### Closed Listings

Report Produced on: Mar 10, 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15	7.94%	4.0	4	11	0	0
\$125,001 - \$150,000	21	11.11%	9.0	0	20	1	0
\$150,001 - \$175,000	18	9.52%	22.0	0	15	3	0
\$175,001 - \$250,000	59	31.22%	56.0	3	30	26	0
\$250,001 - \$325,000	29	15.34%	41.0	2	13	13	1
\$325,001 - \$475,000	26	13.76%	51.5	0	6	20	0
\$475,001 and up	21	11.11%	86.0	1	2	12	6
<b>Total Closed Units:</b>	<b>189</b>		<b>40.0</b>	<b>10</b>	<b>97</b>	<b>75</b>	<b>7</b>
<b>Total Closed Volume:</b>	<b>54,145,500</b>			<b>2.14M</b>	<b>19.39M</b>	<b>25.02M</b>	<b>7.59M</b>
<b>Median Closed Price:</b>	<b>\$225,000</b>			<b>\$192,000</b>	<b>\$180,000</b>	<b>\$279,990</b>	<b>\$677,500</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## February 2016

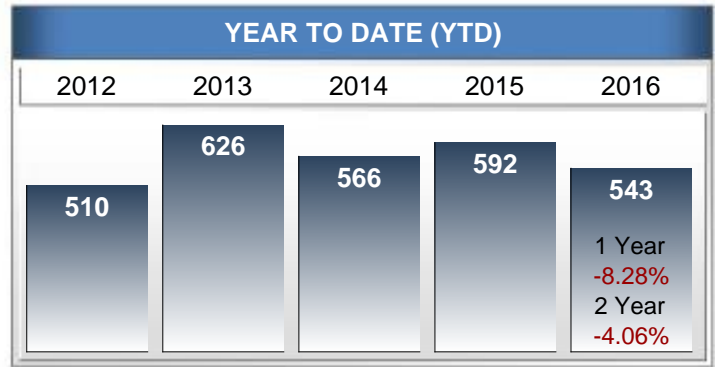
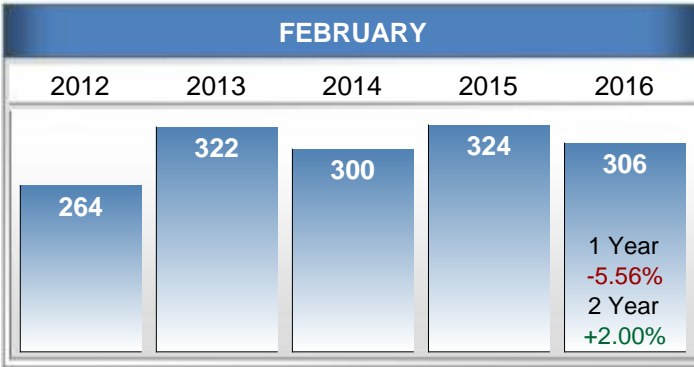
Pending Listings as of Mar 09, 2016



### Pending Listings

Report Produced on: Mar 10, 2016

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings  
Ready to Buy or Sell Real Estate?  
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**5yr FEB AVG = 303**    **3 MONTHS**

**High**  
Apr 2015 = 435

**Low**  
Dec 2015 = 185

Pending Listing this month at **306**, above the 5 yr FEB average of **303**

D E C	185
J A N	237
F E B	306
	<b>28.11%</b>
	<b>29.11%</b>

#### 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	16	5.23%	8.0	8	8	0	0	
\$125,001 - \$150,000	34	11.11%	12.5	4	29	1	0	
\$150,001 - \$175,000	32	10.46%	17.5	2	27	3	0	
\$175,001 - \$250,000	94	30.72%	32.5	0	61	33	0	
\$250,001 - \$325,000	61	19.93%	33.0	2	20	33	6	
\$325,001 - \$425,000	38	12.42%	27.5	1	11	23	3	
\$425,001 and up	31	10.13%	112.0	0	2	22	7	
Total Pending Units: 306				26.0	17	158	115	16
Total Pending Volume: 83,626,615					2.73M	32.96M	39.21M	8.72M
Median Listing Price: \$238,950					\$135,000	\$187,663	\$284,900	\$356,300



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## February 2016

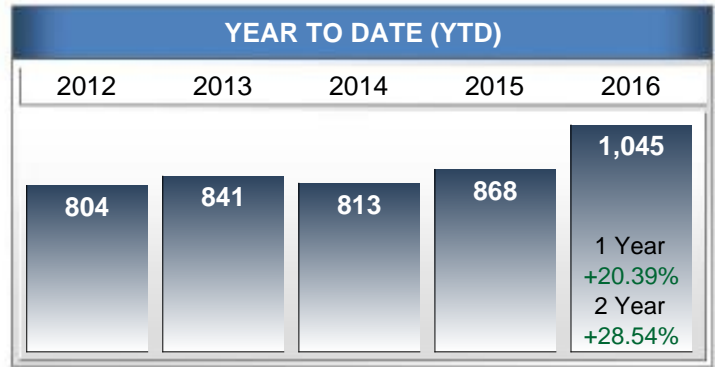
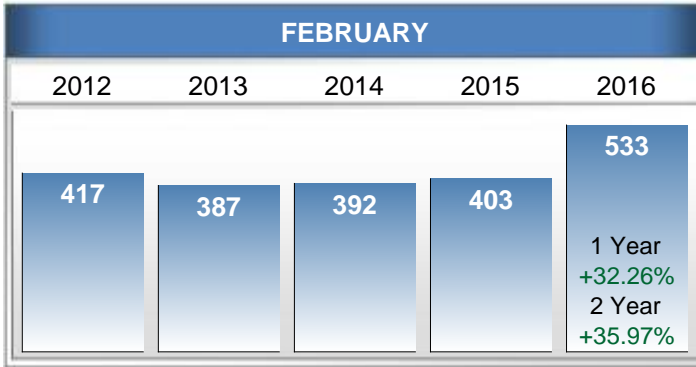
New Listings as of Mar 09, 2016



### New Listings

Report Produced on: Mar 10, 2016

Area Delimited by City Of Edmond - Residential Property Type



#### 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	24	4.50%	10	12	2	0
\$125,001 - \$175,000	75	14.07%	7	60	8	0
\$175,001 - \$225,000	90	16.89%	4	55	31	0
\$225,001 - \$300,000	122	22.89%	7	53	58	4
\$300,001 - \$400,000	94	17.64%	2	46	40	6
\$400,001 - \$550,000	72	13.51%	0	13	50	9
\$550,001 and up	56	10.51%	1	3	33	19
Total New Listed Units:		533	31	242	222	38
Total New Listed Volume:		174,779,854	6.25M	57.98M	86.24M	24.30M
Median New Listed Listing Price:		\$274,900	\$159,700	\$206,250	\$339,700	\$553,850

New Listings

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Contact an experienced REALTOR



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## February 2016

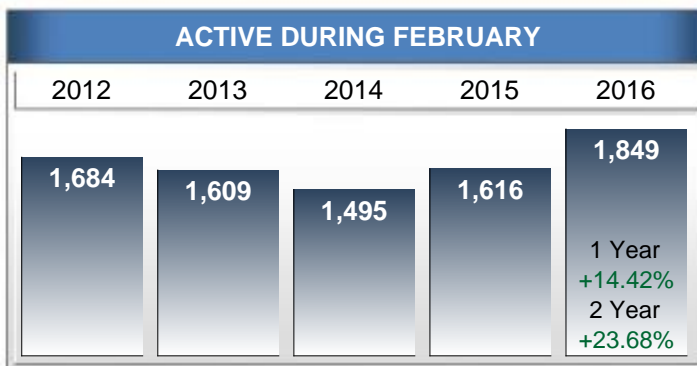
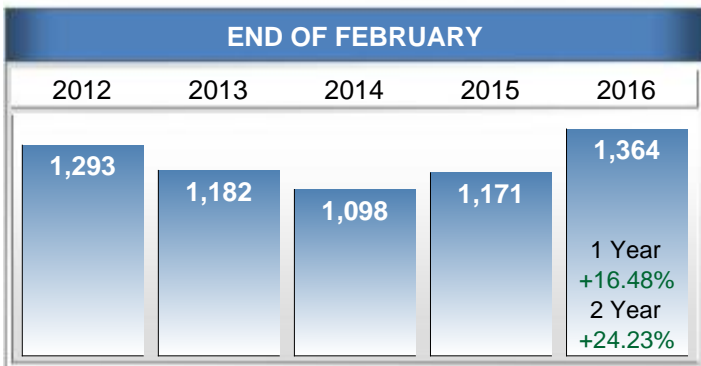
Active Inventory as of Mar 09, 2016



### Active Inventory

Report Produced on: Mar 10, 2016

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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



**5yr FEB AVG = 1,222**    **3 MONTHS**

**High**  
Oct 2015 = 1,392

**Low**  
Apr 2014 = 1,097

*Inventory* this month at **1,364**, above the 5 yr FEB average of **1,222**

D E C	1,271
J A N	1,316
F E B	1,364
	<b>3.54%</b>
	<b>3.65%</b>

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$175,000 and less	116	8.50%	30.5	16	79	21	0		
\$175,001 - \$200,000	116	8.50%	54.0	2	88	26	0		
\$200,001 - \$250,000	191	14.00%	53.0	13	117	60	1		
\$250,001 - \$350,000	401	29.40%	58.0	9	180	207	5		
\$350,001 - \$450,000	226	16.57%	59.0	4	70	133	19		
\$450,001 - \$625,000	165	12.10%	52.0	2	25	109	29		
\$625,001 and up	149	10.92%	80.0	1	11	84	53		
Total Active Inventory by Units:				1,364	54.0	47	570	640	107
Total Active Inventory by Volume:				528,464,047		11.28M	168.16M	266.59M	82.43M
Median Active Inventory Listing Price:				\$313,454		\$223,500	\$250,295	\$355,000	\$614,900



# Monthly Inventory Analysis

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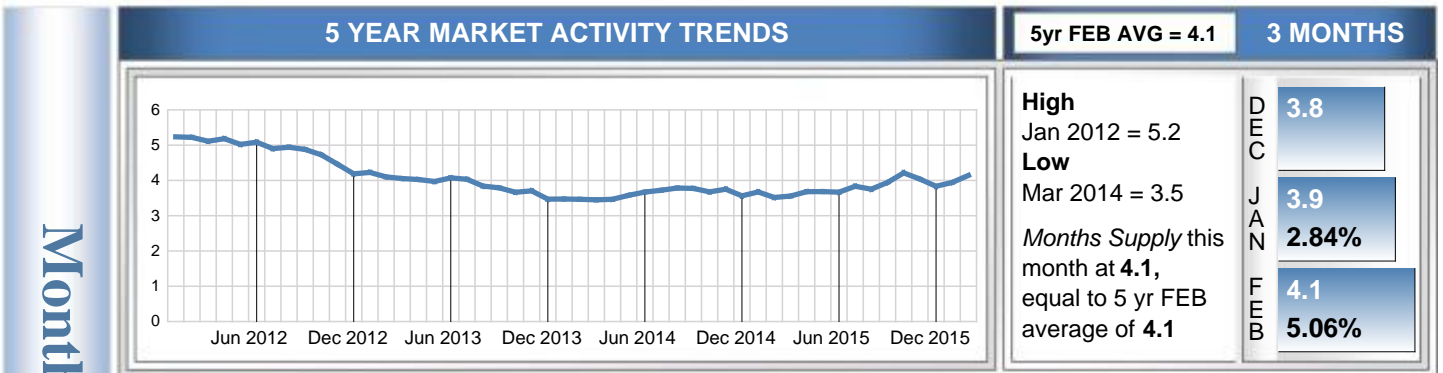
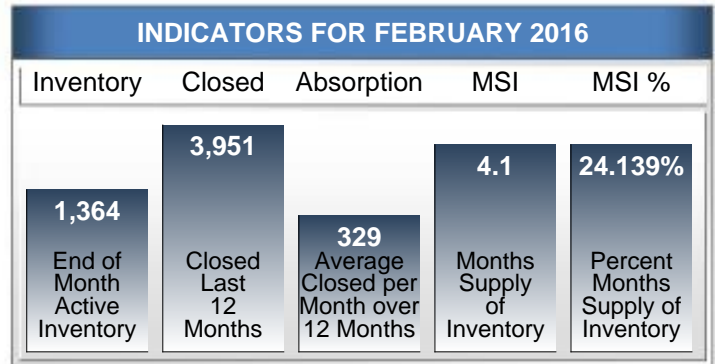
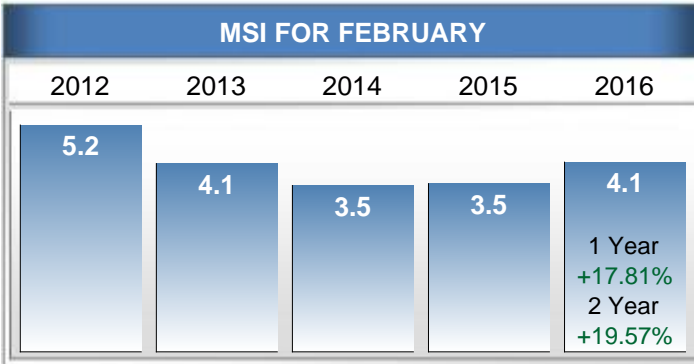
Active Inventory as of Mar 09, 2016



### Months Supply of Inventory

Report Produced on: Mar 10, 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	116	8.50%	1.4	1.9	1.1	2.6	0.0
\$175,001 - \$200,000	116	8.50%	3.0	2.2	3.3	2.6	0.0
\$200,001 - \$250,000	191	14.00%	3.6	6.5	4.2	2.6	2.0
\$250,001 - \$350,000	401	29.40%	5.0	7.7	6.2	4.4	1.8
\$350,001 - \$450,000	226	16.57%	5.9	48.0	7.7	5.1	6.5
\$450,001 - \$625,000	165	12.10%	7.3	12.0	10.0	6.6	8.5
\$625,001 and up	149	10.92%	12.6	0.0	14.7	13.1	11.4
MSI:			4.1	3.7	3.5	4.7	7.3
Total Active Inventory:			1,364	47	570	640	107



# Monthly Inventory Analysis

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## February 2016

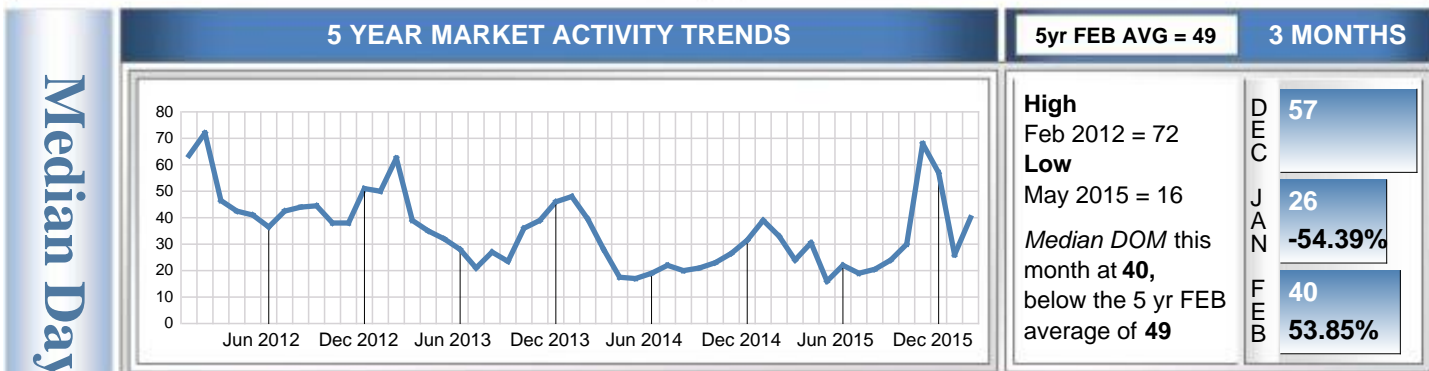
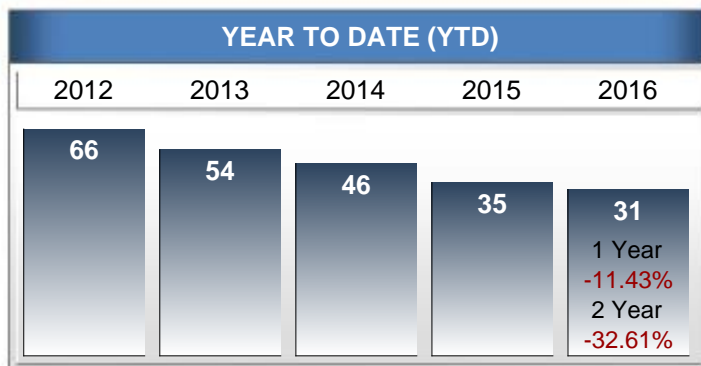
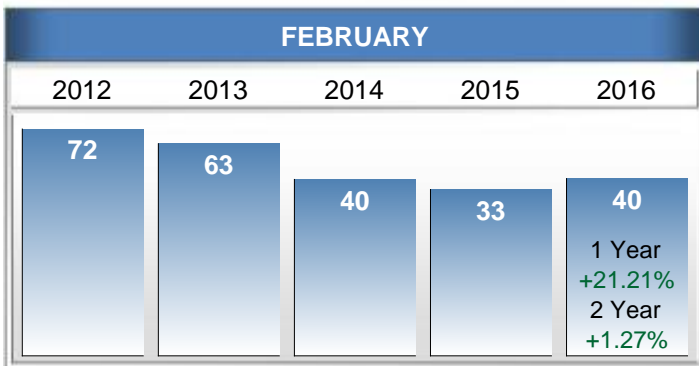
Closed Sales as of Mar 09, 2016



### Median Days on Market to Sale

Report Produced on: Mar 10, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	15			7.94%	4.0	5.0	4.0	0.0	0.0
\$125,001 - \$150,000	21			11.11%	9.0	0.0	8.5	31.0	0.0
\$150,001 - \$175,000	18			9.52%	22.0	0.0	11.0	62.0	0.0
\$175,001 - \$250,000	59			31.22%	56.0	26.0	67.5	50.5	0.0
\$250,001 - \$325,000	29			15.34%	41.0	1.0	48.0	35.0	192.0
\$325,001 - \$475,000	26			13.76%	51.5	0.0	61.0	49.5	0.0
\$475,001 and up	21			11.11%	86.0	134.0	36.0	104.0	59.5
Median Closed DOM:	40.0					11.5	29.0	50.0	83.0
Total Closed Units:	189					10	97	75	7
Total Closed Volume:	54,145,500					2.14M	19.39M	25.02M	7.59M



# Monthly Inventory Analysis

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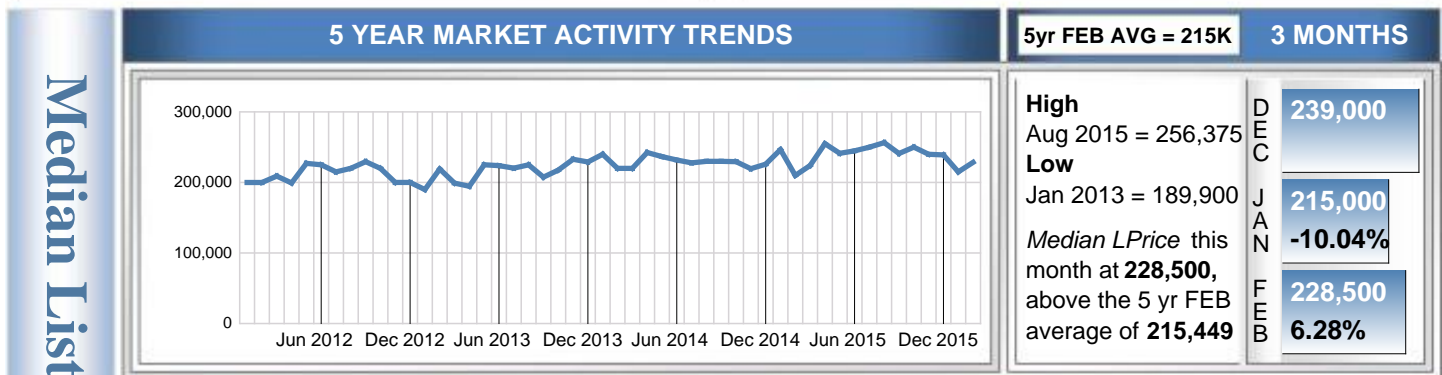
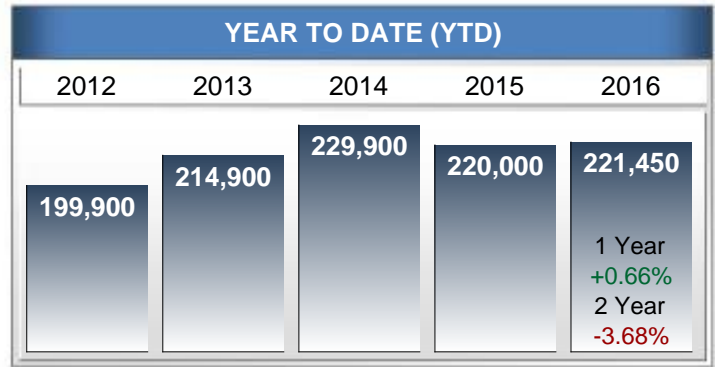
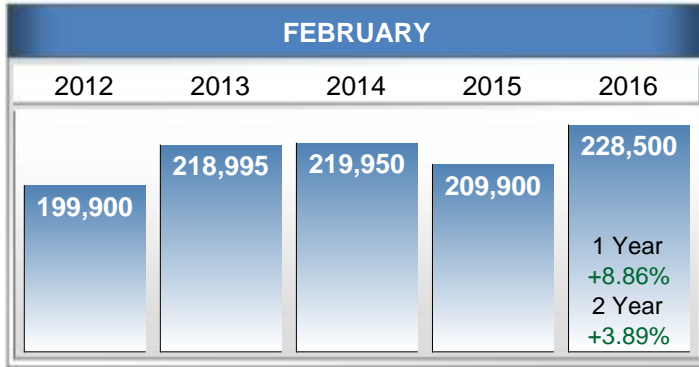
Closed Sales as of Mar 09, 2016



### Median List Price at Closing

Report Produced on: Mar 10, 2016

Area Delimited by City Of Edmond - Residential Property Type



**Median List Price**  
  
 Ready to Buy or Sell Real Estate?  
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#### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15		7.94%	104,900	104,900	104,900	0	0
\$125,001 - \$150,000	20		10.58%	138,000	0	138,000	0	0
\$150,001 - \$175,000	18		9.52%	167,450	0	164,950	170,700	0
\$175,001 - \$250,000	59		31.22%	205,000	199,900	195,000	222,500	0
\$250,001 - \$325,000	30		15.87%	276,450	278,304	269,900	277,445	269,900
\$325,001 - \$475,000	25		13.23%	379,500	0	371,000	388,450	0
\$475,001 and up	22		11.64%	589,950	579,900	546,948	600,000	999,500
Median List Price:		\$228,500			\$197,400	\$181,500	\$279,990	\$700,000
Total Closed Units:		189			10	97	75	7
Total List Volume:		55,224,938			2.16M	19.70M	25.45M	7.92M





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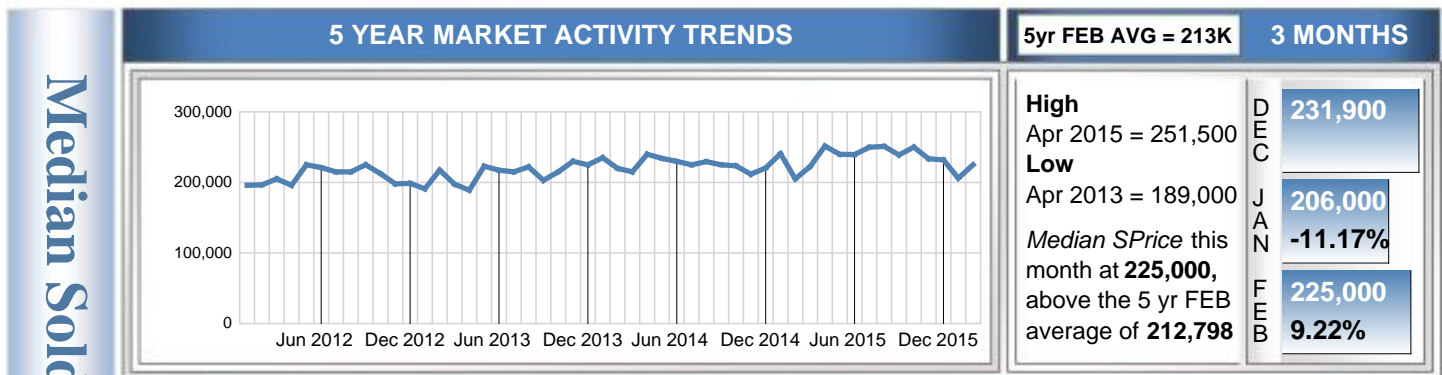
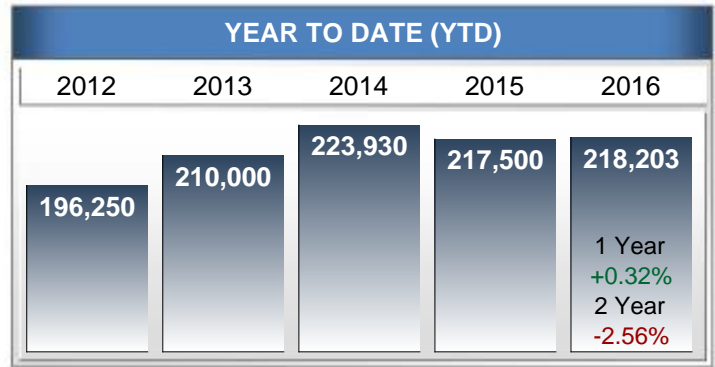
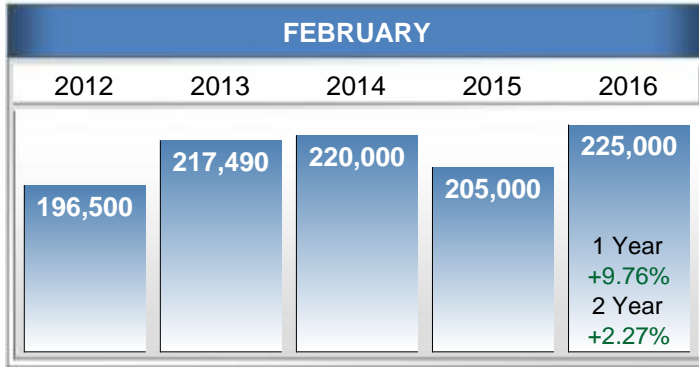
Closed Sales as of Mar 09, 2016



### Median Sold Price at Closing

Report Produced on: Mar 10, 2016

Area Delimited by City Of Edmond - Residential Property Type



**Median Sold Price**  
  
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#### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15		7.94%	104,000	104,900	104,000	0	0
\$125,001 - \$150,000	21		11.11%	138,000	0	137,000	150,000	0
\$150,001 - \$175,000	18		9.52%	163,500	0	163,000	165,000	0
\$175,001 - \$250,000	59		31.22%	202,800	195,000	196,500	220,000	0
\$250,001 - \$325,000	29		15.34%	278,607	278,607	291,000	270,000	265,000
\$325,001 - \$475,000	26		13.76%	371,500	0	366,500	377,000	0
\$475,001 and up	21		11.11%	580,000	579,900	531,000	582,500	888,750
Median Closed Price:	\$225,000				\$192,000	\$180,000	\$279,990	\$677,500
Total Closed Units:	189				10	97	75	7
Total Closed Volume:	54,145,500				2.14M	19.39M	25.02M	7.59M



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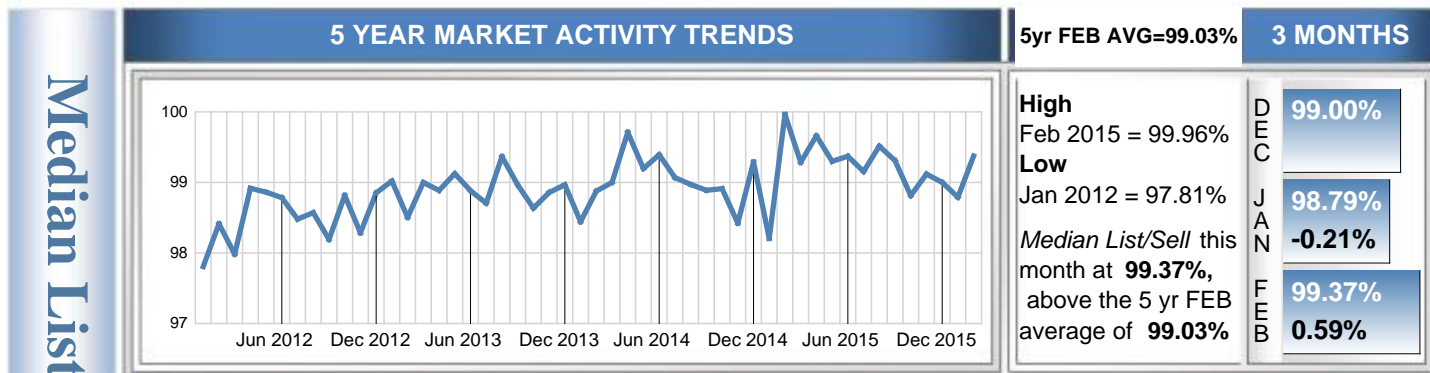
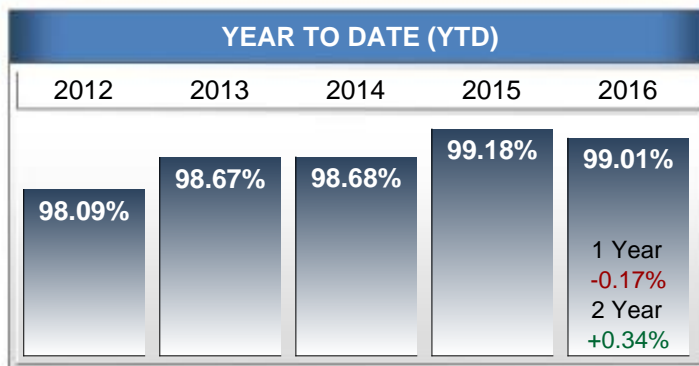
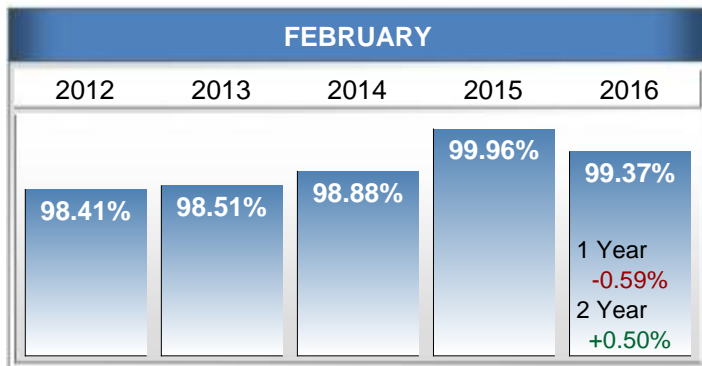
Closed Sales as of Mar 09, 2016



### Median Percent of List Price to Selling Price

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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+
\$125,000 and less	15	7.94%	100.00%	100.00%	99.07%	0.00%	0.00%
\$125,001 - \$150,000	21	11.11%	98.89%	0.00%	99.13%	88.29%	0.00%
\$150,001 - \$175,000	18	9.52%	99.13%	0.00%	99.69%	98.18%	0.00%
\$175,001 - \$250,000	59	31.22%	100.00%	97.55%	100.00%	99.43%	0.00%
\$250,001 - \$325,000	29	15.34%	100.00%	100.11%	99.19%	100.00%	98.18%
\$325,001 - \$475,000	26	13.76%	99.08%	0.00%	99.19%	99.08%	0.00%
\$475,001 and up	21	11.11%	97.07%	100.00%	97.01%	97.63%	95.03%
Median List/Sell Ratio:	99.37%			100.00%	99.69%	99.09%	95.41%
Total Closed Units:	189			10	97	75	7
Total Closed Volume:	54,145,500			2.14M	19.39M	25.02M	7.59M



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## February 2016

Inventory as of Mar 09, 2016



### Market Summary

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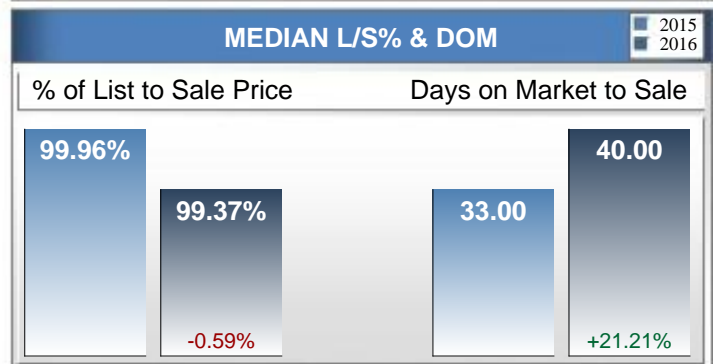
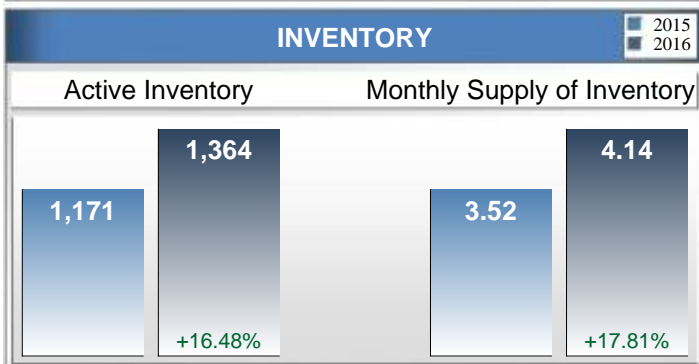
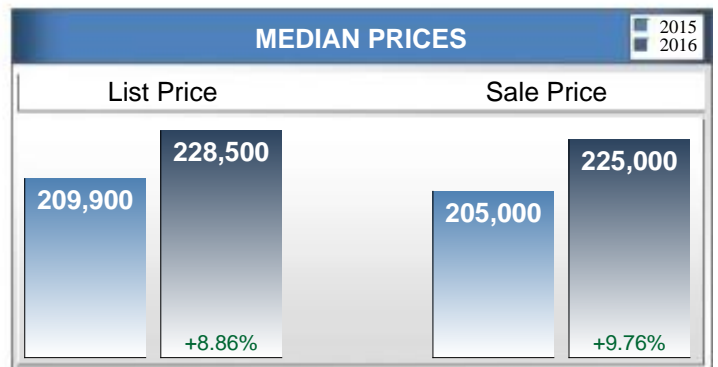
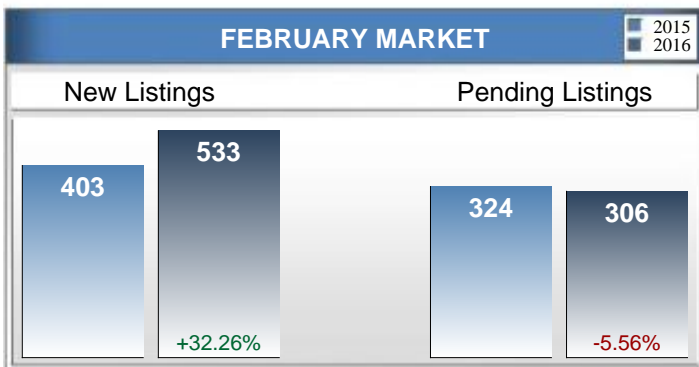
Area Delimited by City Of Edmond - Residential Property Type



**Absorption:** Last 12 months, an Average of 329 Sales/Month

**Active Inventory** as of February 29, 2016 = 1,364

	FEBRUARY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	243	189	-22.22%	429	402	-6.29%
Pending Sales	324	306	-5.56%	592	543	-8.28%
New Listings	403	533	32.26%	868	1,045	20.39%
Median List Price	209,900	228,500	8.86%	220,000	221,450	0.66%
Median Sale Price	205,000	225,000	9.76%	217,500	218,203	0.32%
Median Percent of List Price to Selling Price	99.96%	99.37%	-0.59%	99.18%	99.01%	-0.17%
Median Days on Market to Sale	33.00	40.00	21.21%	35.00	31.00	-11.43%
Monthly Inventory	1,171	1,364	16.48%	1,171	1,364	16.48%
Months Supply of Inventory	3.52	4.14	17.81%	3.52	4.14	17.81%





# February 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Units

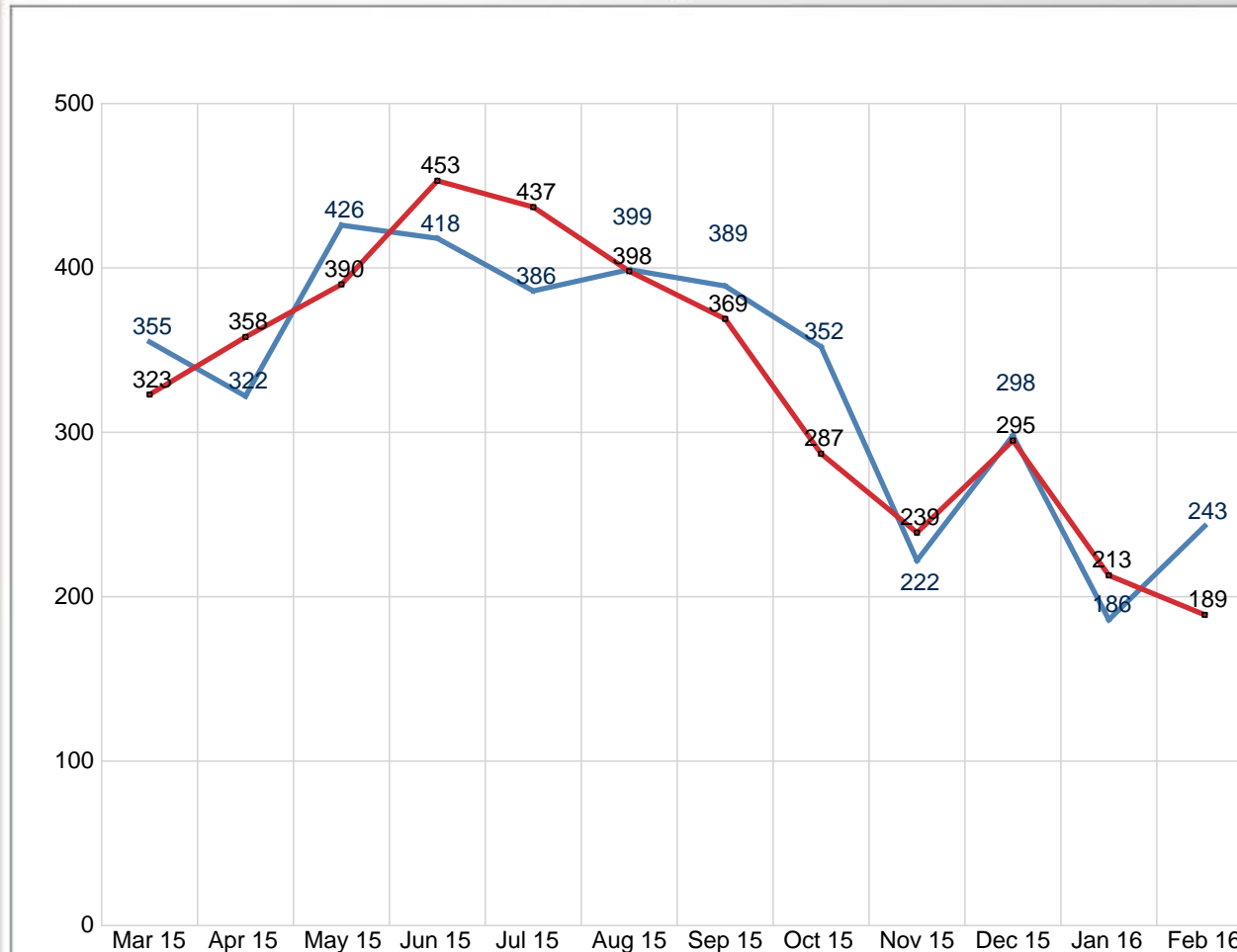
Report Produced on: Mar 10, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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■ March 2015 - February 2016 (Current Year with Values)
 ■ March 2014 - February 2015 (Previous Year)

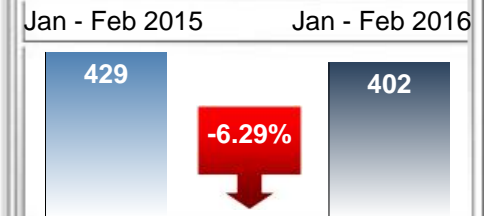


### Comparative Analysis

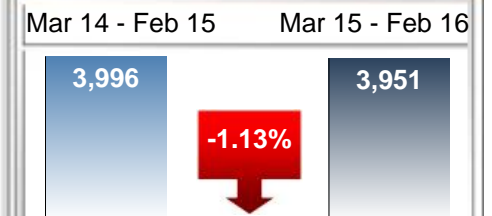
#### FEBRUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# February 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Volume

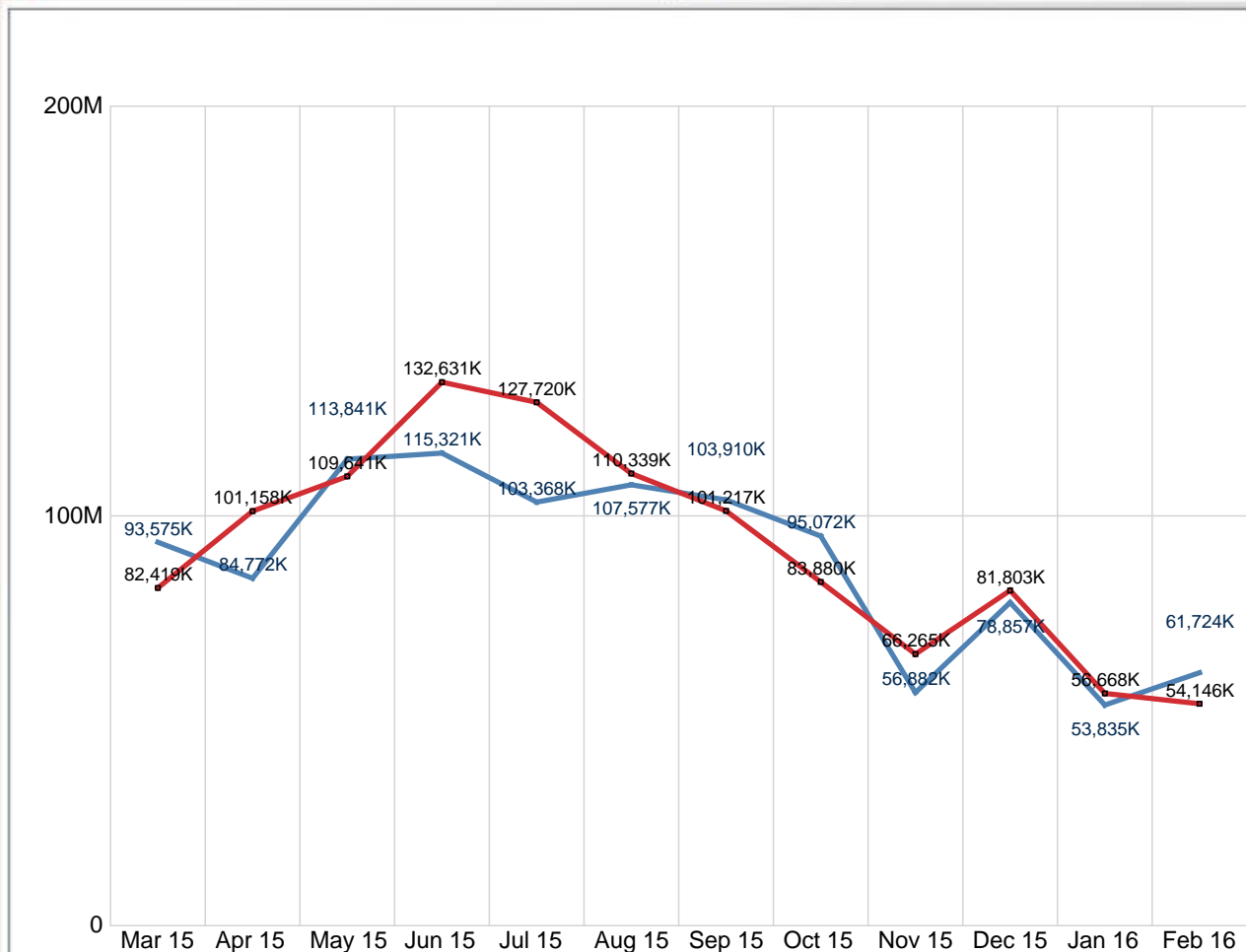
Report Produced on: Mar 10, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

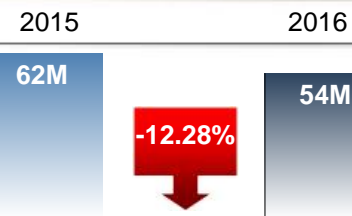
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 ■ March 2014 - February 2015 (Previous Year)

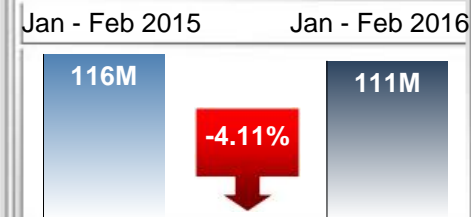


### Comparative Analysis

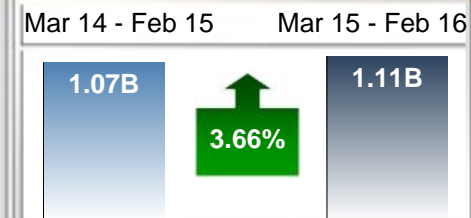
#### FEBRUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# February 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Days on Market

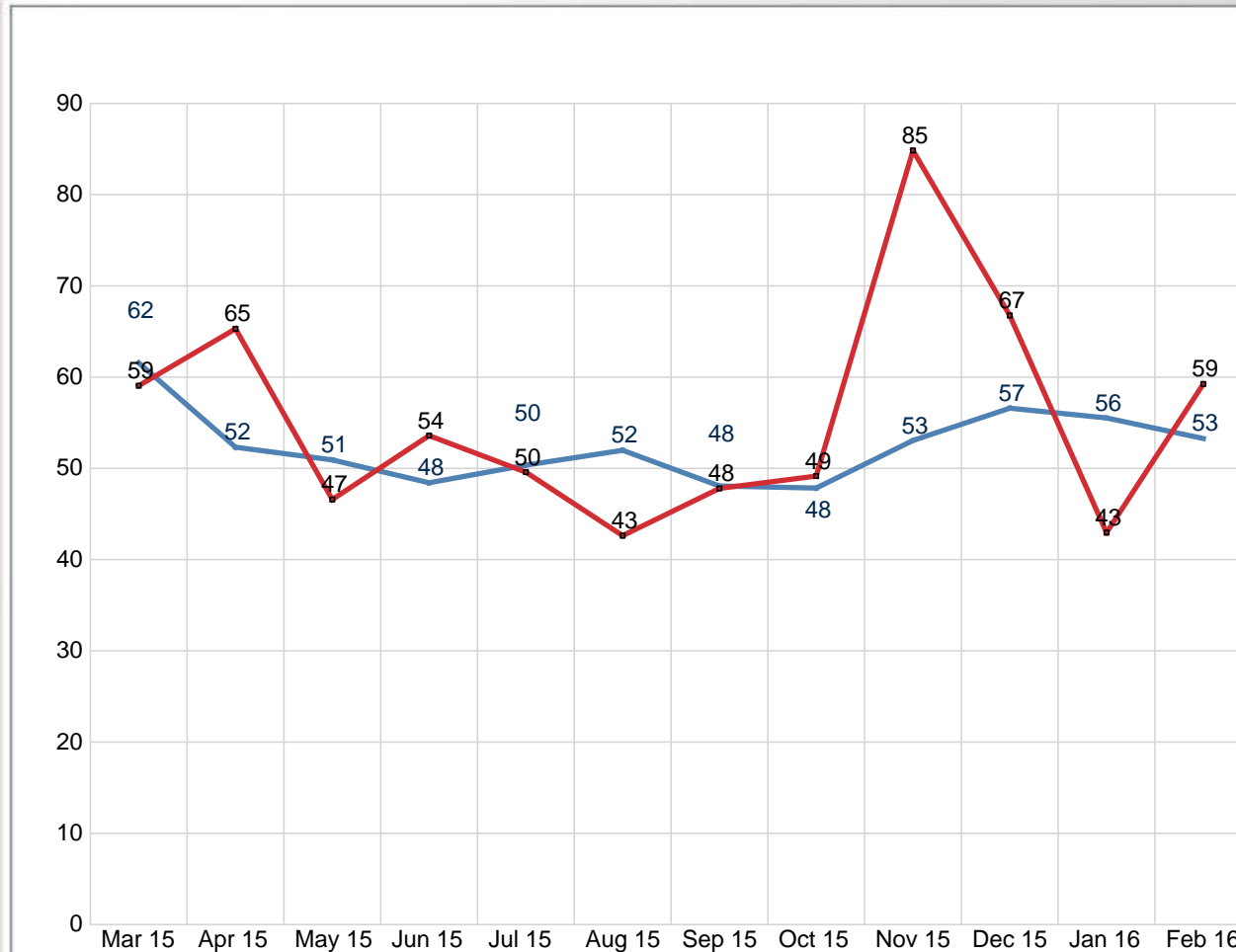
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Mar 10, 2016

Market Trends

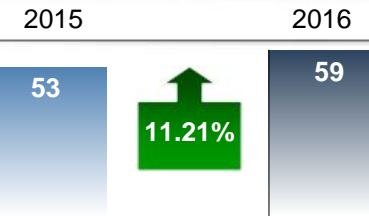
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■ March 2015 - February 2016 (Current Year with Values)
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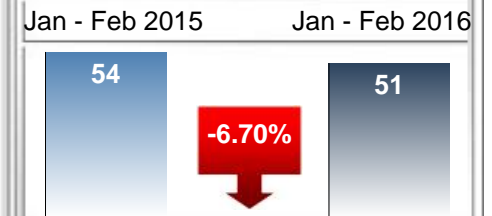


### Comparative Analysis

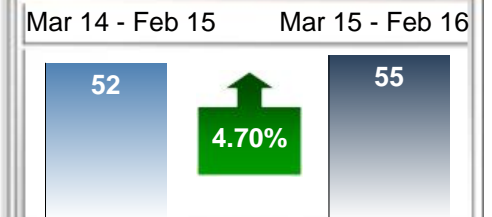
#### FEBRUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# February 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

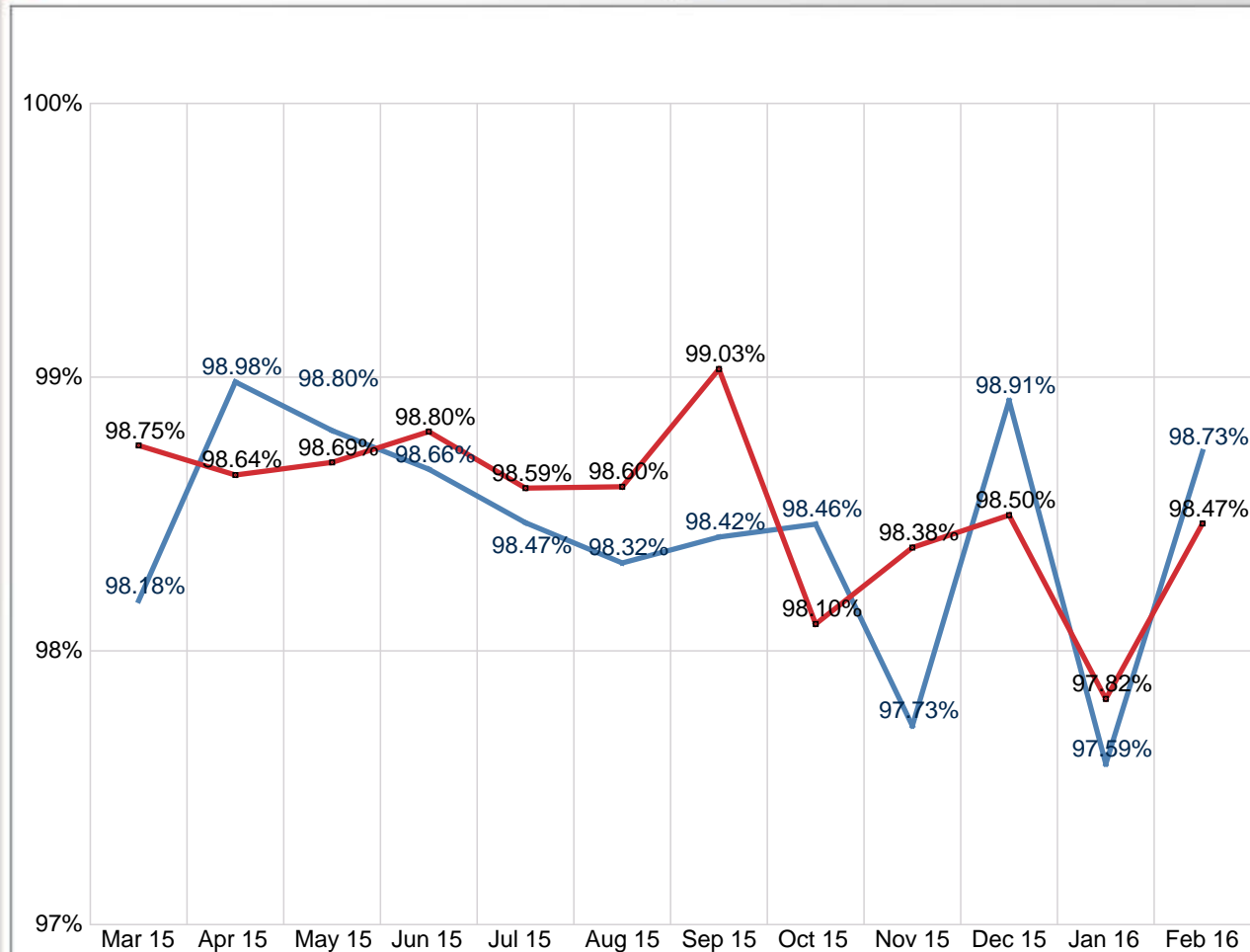
Report Produced on: Mar 10, 2016

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Market Trends

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### Comparative Analysis

#### FEBRUARY

2015	2016
98.73%	98.47%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.27%</div> 	

#### YEAR TO DATE (YTD)

Jan - Feb 2015	Jan - Feb 2016
98.23%	98.13%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.11%</div> 	

#### 12 MONTH COMPARATIVE

Mar 14 - Feb 15	Mar 15 - Feb 16
98.49%	98.58%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.10%</div> 	



# February 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Sold Price

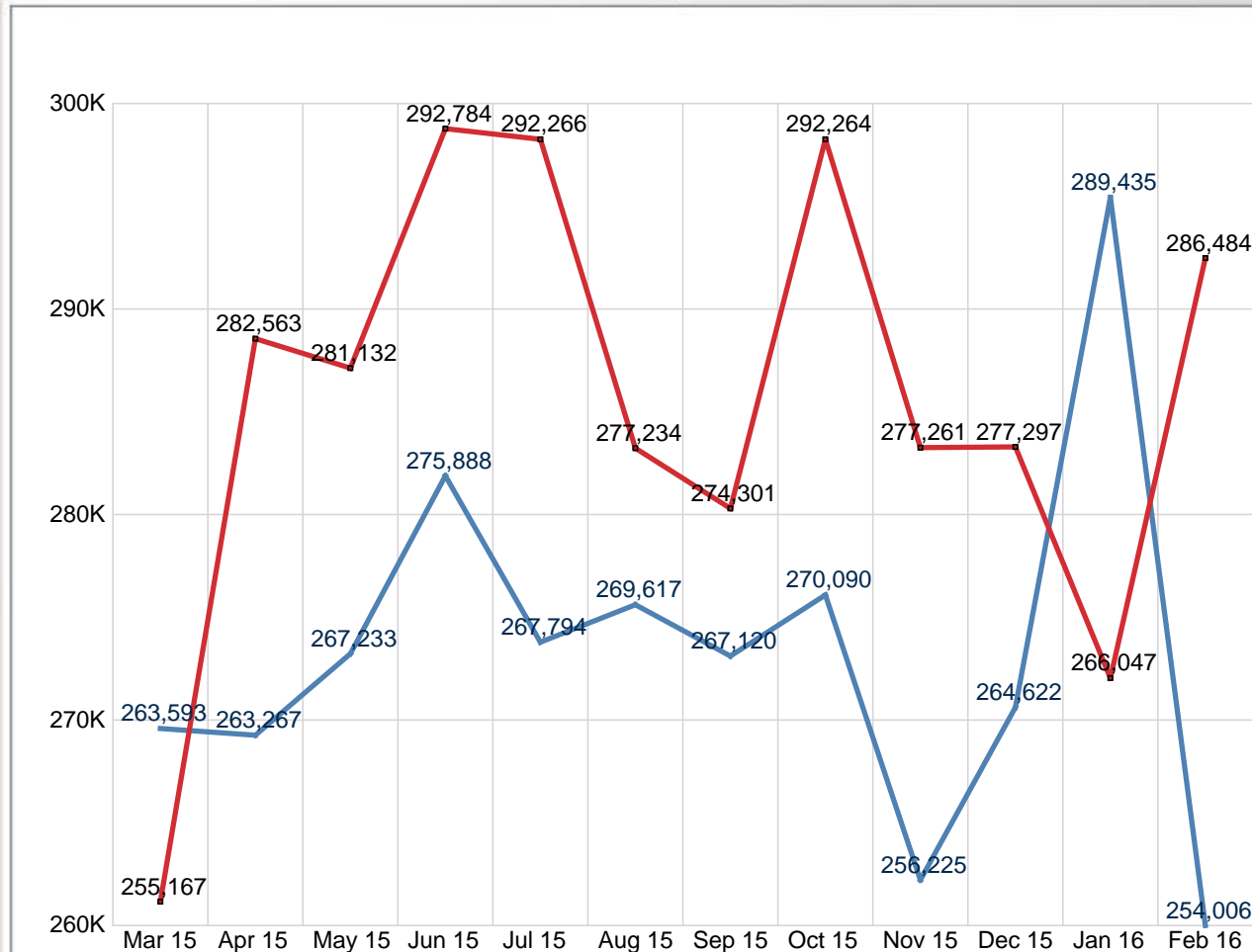
Report Produced on: Mar 10, 2016

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### Comparative Analysis

#### FEBRUARY

2015	2016
254,006	286,484
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">12.79%</div>	

#### YEAR TO DATE (YTD)

Jan - Feb 2015	Jan - Feb 2016
269,367	275,656
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">2.33%</div>	

#### 12 MONTH COMPARATIVE

Mar 14 - Feb 15	Mar 15 - Feb 16
267,451	280,407
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">4.84%</div>	