



February 2016

Area Delimited by County Of Logan -
Residential Property Type

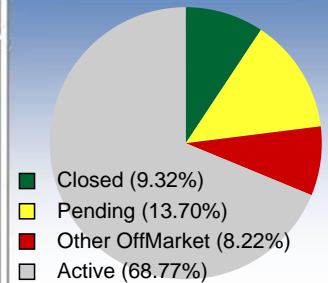


Absorption: Last 12 months, an Average of **62** Sales/Month

Active Inventory as of February 29, 2016 = **251**

	FEBRUARY		
	2015	2016	+/- %
Closed Listings	35	34	-2.86%
Pending Listings	64	50	-21.88%
New Listings	82	87	6.10%
Median List Price	205,000	216,950	5.83%
Median Sale Price	205,000	206,400	0.68%
Median Percent of List Price to Selling Price	98.68%	100.00%	1.34%
Median Days on Market to Sale	50.00	53.50	7.00%
End of Month Inventory	243	251	3.29%
Months Supply of Inventory	4.04	4.02	-0.43%

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 **3.29%** to 251 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **4.02** 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 **0.68%** in February 2016 to \$206,400 versus the previous year at \$205,000.

Median Days on Market Lengthens

The median number of **53.50** days that homes spent on the market before selling increased by 3.50 days or **7.00%** in February 2016 compared to last year's same month at **50.00** 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 87 New Listings in February 2016, up **6.10%** from last year at 82. Furthermore, there were 34 Closed Listings this month versus last year at 35, a **-2.86%** decrease.

Closed versus Listed trends yielded a **39.1%** ratio, down from last year's February 2016 at **42.7%**, a **8.44%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

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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

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February 2016

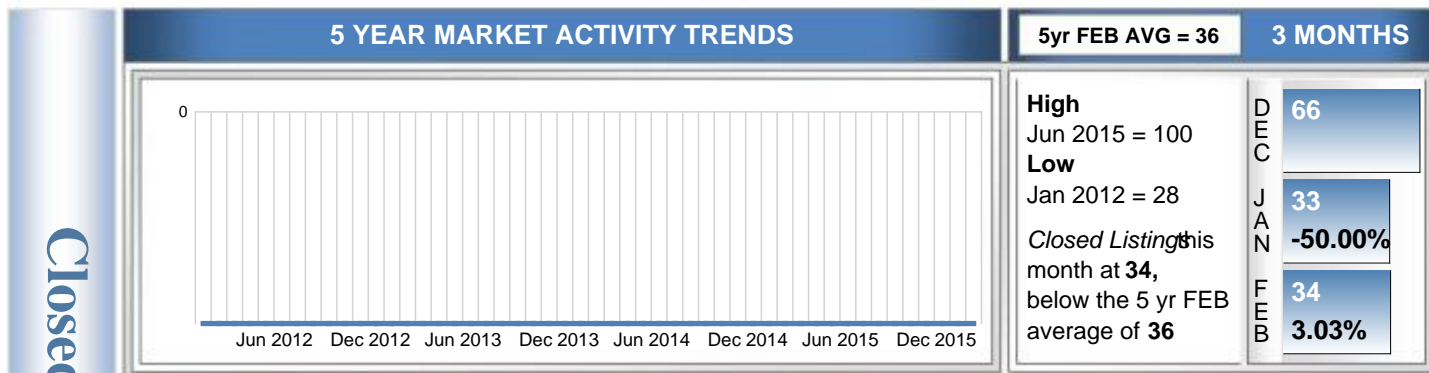
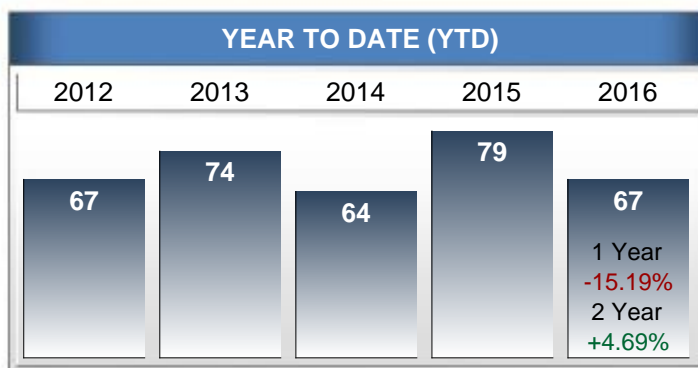
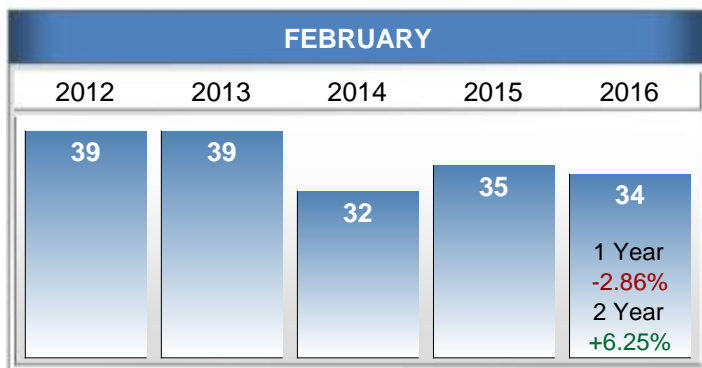
Closed Sales as of Mar 09, 2016



Closed Listings

Report Produced on: Mar 10, 2016

Area Delimited by County Of Logan - 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	3	8.82%	123.0	1	2	0	0
\$25,001 - \$100,000	3	8.82%	25.0	0	3	0	0
\$100,001 - \$175,000	5	14.71%	16.0	2	3	0	0
\$175,001 - \$225,000	8	23.53%	48.5	0	6	2	0
\$225,001 - \$300,000	5	14.71%	126.0	0	2	3	0
\$300,001 - \$350,000	6	17.65%	60.0	0	1	5	0
\$350,001 and up	4	11.76%	45.0	0	1	2	1
Total Closed Units:	34		53.5	3	18	12	1
Total Closed Volume:	7,547,116			257.50K	3.09M	3.65M	545.00K
Median Closed Price:	\$206,400			\$115,000	\$186,000	\$312,976	\$545,000

Closed Listings

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Contact an experienced REALTOR



Monthly Inventory Analysis

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February 2016

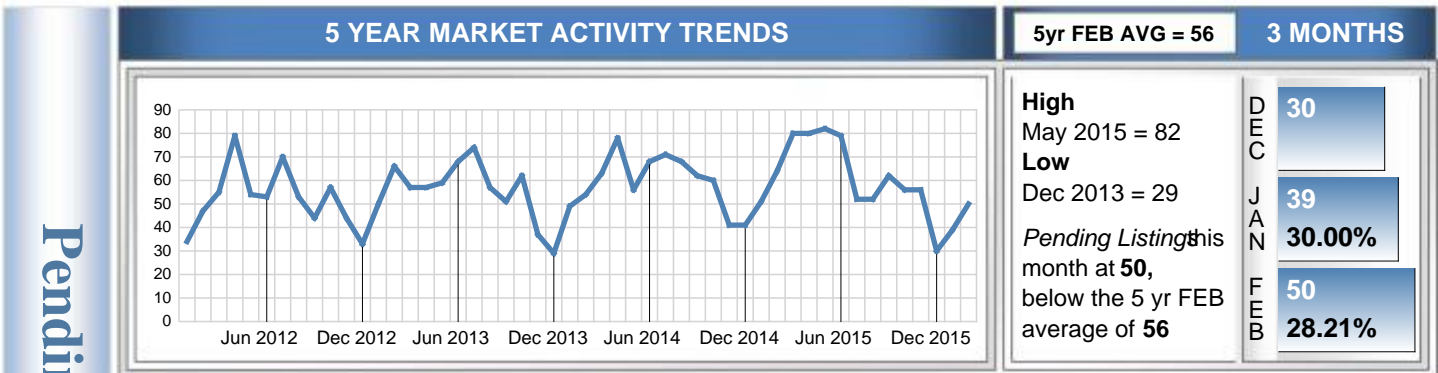
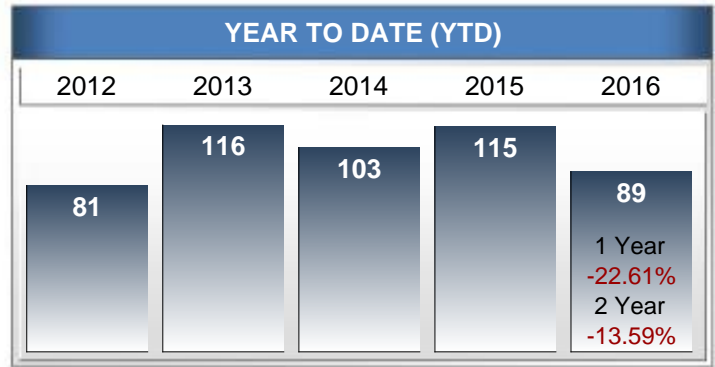
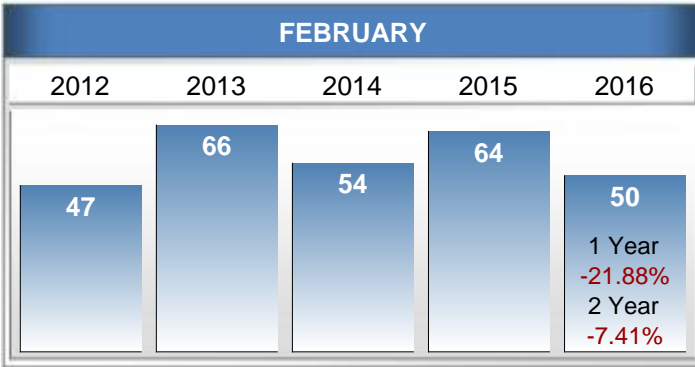
Pending Listings as of Mar 09, 2016



Pending Listings

Report Produced on: Mar 10, 2016

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	5	10.00%	17.0	1	3	1	0
\$75,001 - \$150,000	5	10.00%	90.0	0	4	1	0
\$150,001 - \$175,000	6	12.00%	16.5	0	5	1	0
\$175,001 - \$250,000	12	24.00%	73.5	0	6	6	0
\$250,001 - \$300,000	6	12.00%	35.5	0	2	4	0
\$300,001 - \$400,000	11	22.00%	83.0	0	3	6	2
\$400,001 and up	5	10.00%	33.0	0	0	5	0
Total Pending Units: 50				36.0			
Total Pending Volume: 12,094,385				65.00K	4.24M	7.08M	708.90K
Median Listing Price: \$214,950				\$65,000	\$164,900	\$274,950	\$354,450



Monthly Inventory Analysis

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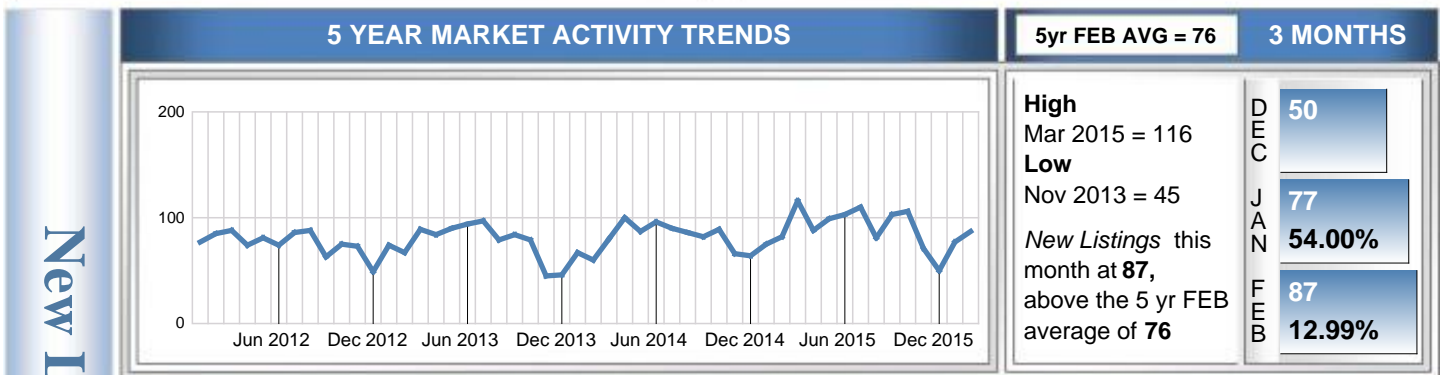
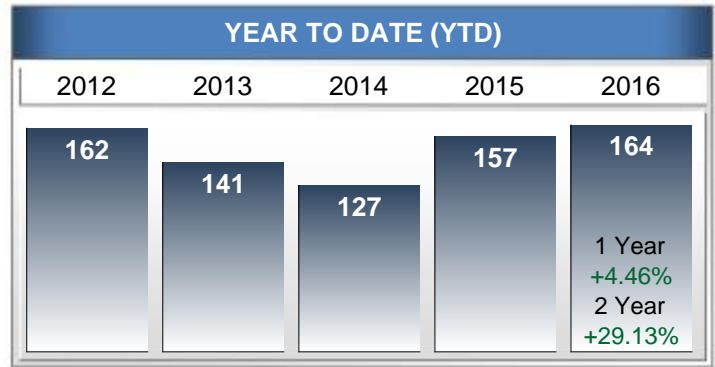
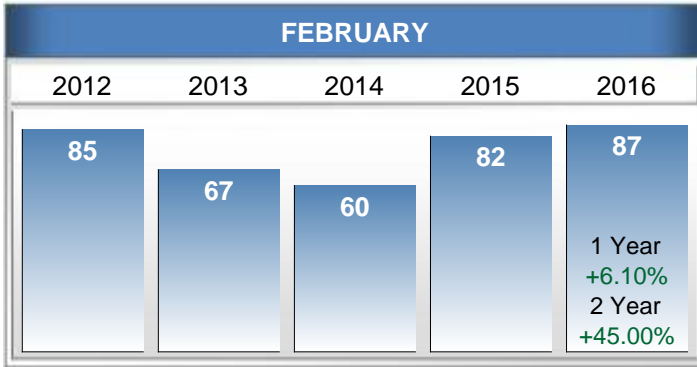
New Listings as of Mar 09, 2016



New Listings

Report Produced on: Mar 10, 2016

Area Delimited by County Of Logan - Residential Property Type



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	6	6.90%	2	3	1	0
\$50,001 - \$100,000	9	10.34%	2	4	2	1
\$100,001 - \$150,000	10	11.49%	1	8	1	0
\$150,001 - \$225,000	22	25.29%	0	14	8	0
\$225,001 - \$300,000	17	19.54%	0	7	9	1
\$300,001 - \$425,000	14	16.09%	0	6	8	0
\$425,001 and up	9	10.34%	0	0	7	2
Total New Listed Units:			5	42	36	4
Total New Listed Volume:			359.20K	7.82M	10.50M	1.28M
Median New Listed Listing Price:			\$65,000	\$161,450	\$269,900	\$357,450

New Listings

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

February 2016

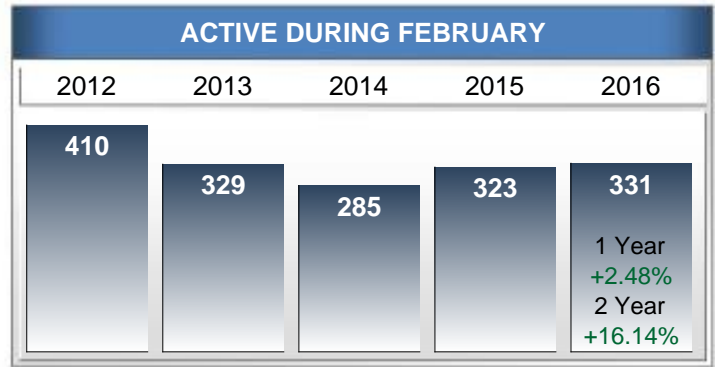
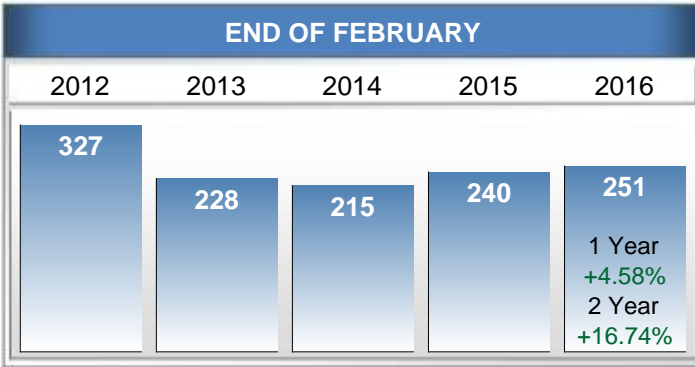
Active Inventory as of Mar 09, 2016



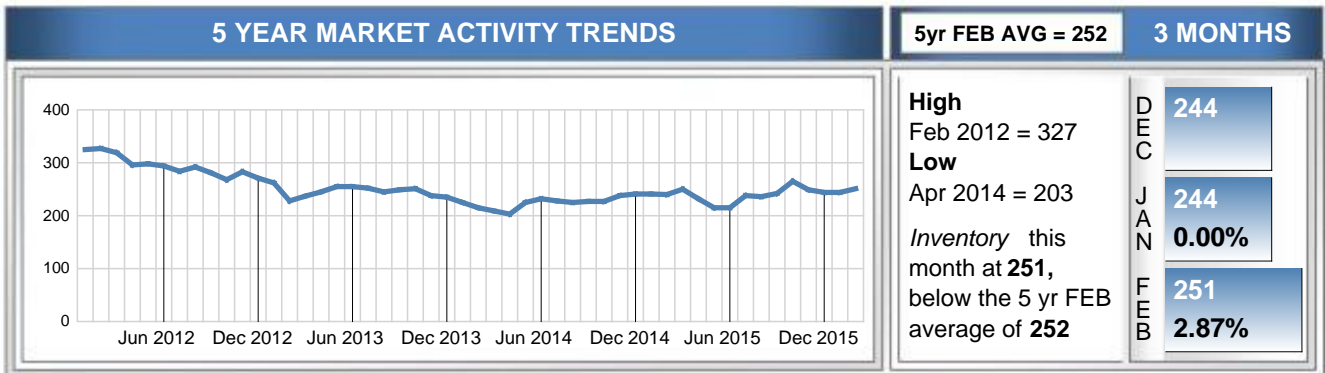
Active Inventory

Report Produced on: Mar 10, 2016

Area Delimited by County Of Logan - Residential Property Type



Active Inventory



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	23	9.16%	53.0	7	11	3	2		
\$75,001 - \$125,000	29	11.55%	67.0	5	18	5	1		
\$125,001 - \$175,000	27	10.76%	44.0	1	20	6	0		
\$175,001 - \$250,000	66	26.29%	54.5	2	29	29	6		
\$250,001 - \$300,000	41	16.33%	108.0	0	15	22	4		
\$300,001 - \$375,000	37	14.74%	100.0	0	19	17	1		
\$375,001 and up	28	11.16%	34.0	1	4	20	3		
Total Active Inventory by Units:				251	68.0	16	116	102	17
Total Active Inventory by Volume:				62,163,247		1.91M	24.32M	31.43M	4.50M
Median Active Inventory Listing Price:				\$229,900		\$96,500	\$199,202	\$281,370	\$249,900

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Contact an experienced REALTOR



Monthly Inventory Analysis

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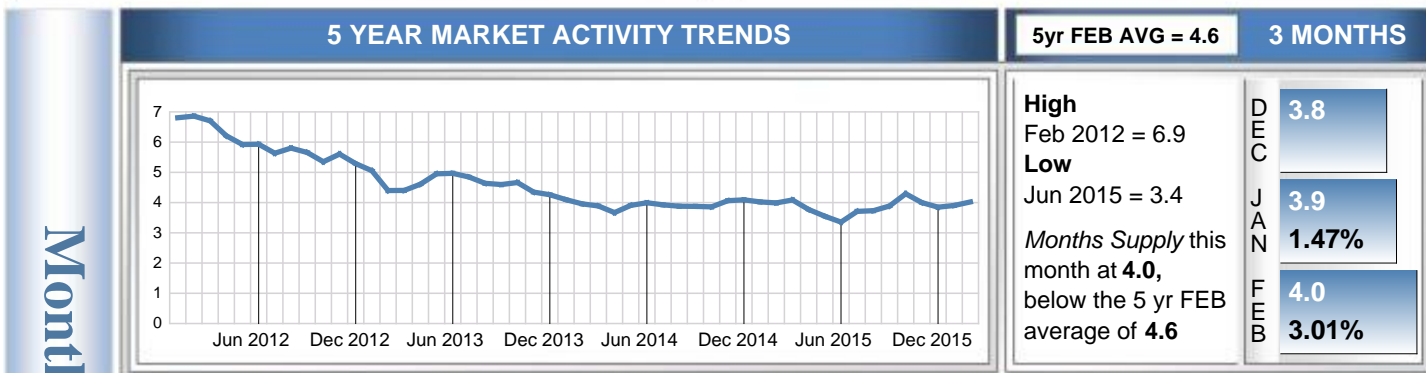
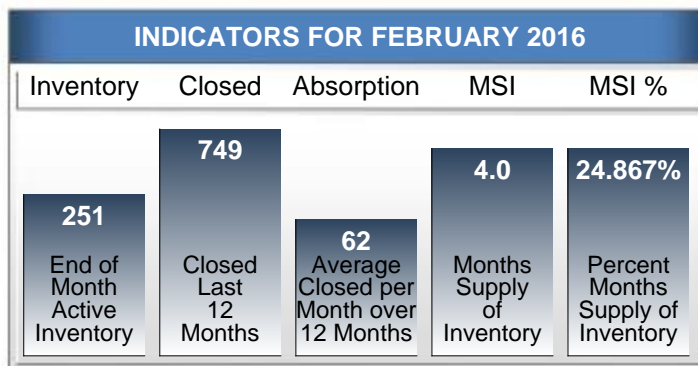
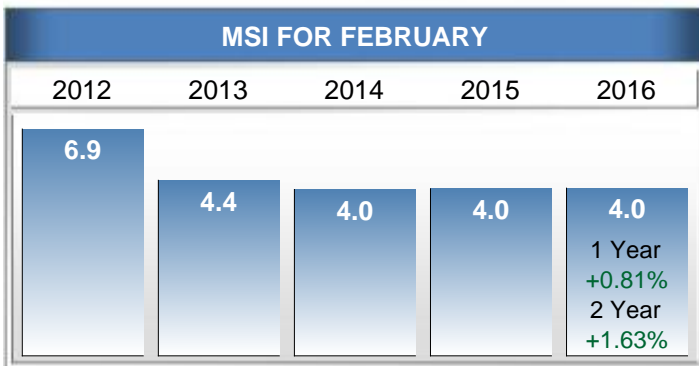
Active Inventory as of Mar 09, 2016



Months Supply of Inventory

Report Produced on: Mar 10, 2016

Area Delimited by County Of Logan - Residential Property Type



Months Supply

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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	23	9.16%	3.2	2.3	3.3	4.0	24.0
\$75,001 - \$125,000	29	11.55%	4.0	3.8	3.5	6.0	0.0
\$125,001 - \$175,000	27	10.76%	2.8	6.0	2.7	3.8	0.0
\$175,001 - \$250,000	66	26.29%	4.0	12.0	3.1	4.2	18.0
\$250,001 - \$300,000	41	16.33%	5.7	0.0	6.4	5.9	4.0
\$300,001 - \$375,000	37	14.74%	4.9	0.0	10.4	3.5	1.2
\$375,001 and up	28	11.16%	3.9	0.0	4.4	3.6	4.5
MSI:	4.0			3.3	3.8	4.2	5.4
Total Active Inventory:	251			16	116	102	17



Monthly Inventory Analysis

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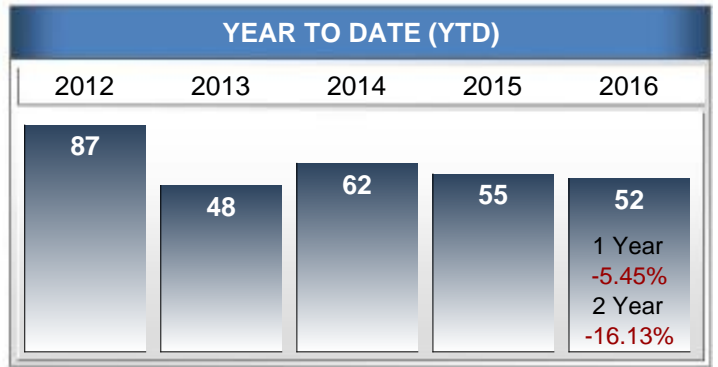
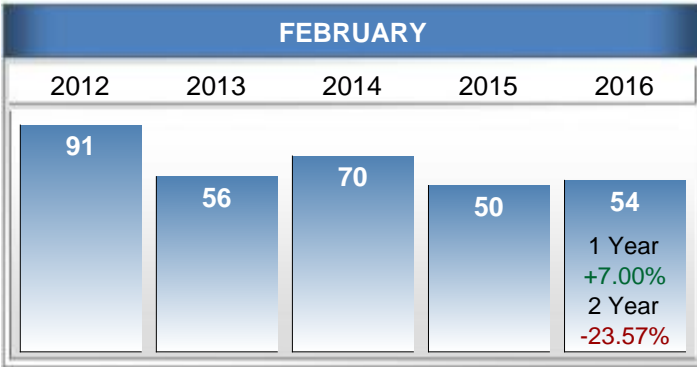
Closed Sales as of Mar 09, 2016



Median Days on Market to Sale

Report Produced on: Mar 10, 2016

Area Delimited by County Of Logan - 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+
\$25,000 and less	3	8.82%	123.0	123.0	144.5	0.0	0.0
\$25,001 - \$100,000	3	8.82%	25.0	0.0	25.0	0.0	0.0
\$100,001 - \$175,000	5	14.71%	16.0	19.5	16.0	0.0	0.0
\$175,001 - \$225,000	8	23.53%	48.5	0.0	65.5	40.5	0.0
\$225,001 - \$300,000	5	14.71%	126.0	0.0	187.5	58.0	0.0
\$300,001 - \$350,000	6	17.65%	60.0	0.0	141.0	52.0	0.0
\$350,001 and up	4	11.76%	45.0	0.0	61.0	31.0	33.0
Median Closed DOM:	53.5			37.0	71.0	53.5	33.0
Total Closed Units:	34			3	18	12	1
Total Closed Volume:	7,547,116			257.50K	3.09M	3.65M	545.00K

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



Monthly Inventory Analysis

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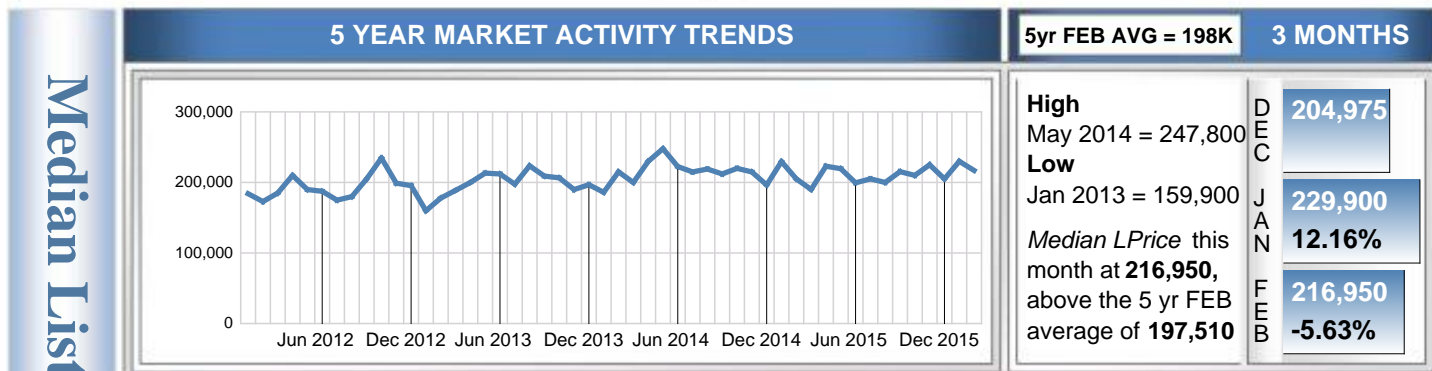
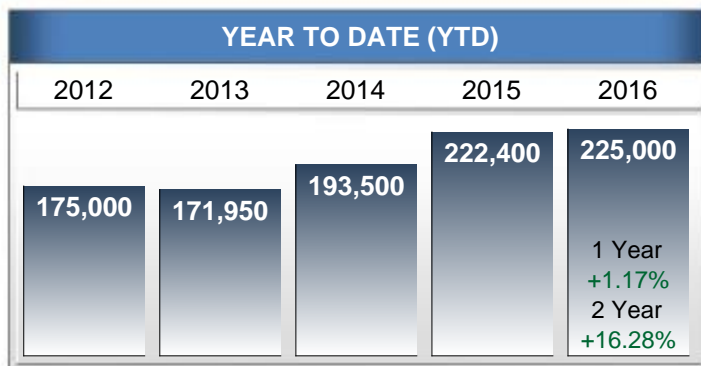
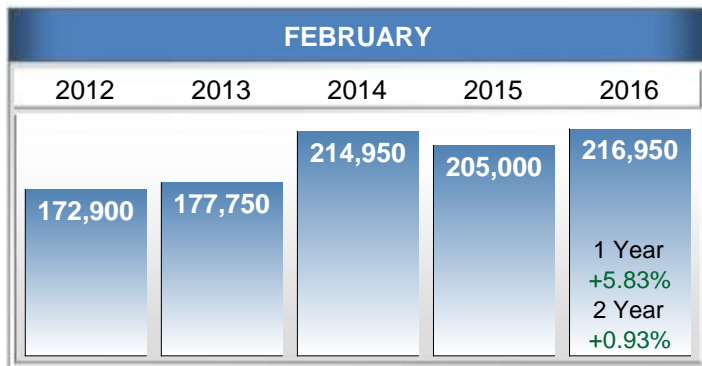
Closed Sales as of Mar 09, 2016



Median List Price at Closing

Report Produced on: Mar 10, 2016

Area Delimited by County Of Logan - 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		2.94%	13,900	0	13,900	0	0
\$25,001 - \$100,000	5		14.71%	28,000	28,000	44,800	0	0
\$100,001 - \$175,000	4		11.76%	149,000	123,250	172,500	0	0
\$175,001 - \$225,000	8		23.53%	199,950	0	194,900	212,500	0
\$225,001 - \$300,000	5		14.71%	246,000	0	237,400	255,500	0
\$300,001 - \$350,000	6		17.65%	328,420	0	329,000	328,420	0
\$350,001 and up	5		14.71%	439,000	0	510,500	432,000	590,000
Median List Price:		\$216,950			\$118,500	\$189,450	\$306,783	\$590,000
Total Closed Units:		34			3	18	12	1
Total List Volume:		8,168,006			274.50K	3.64M	3.66M	590.00K



Monthly Inventory Analysis

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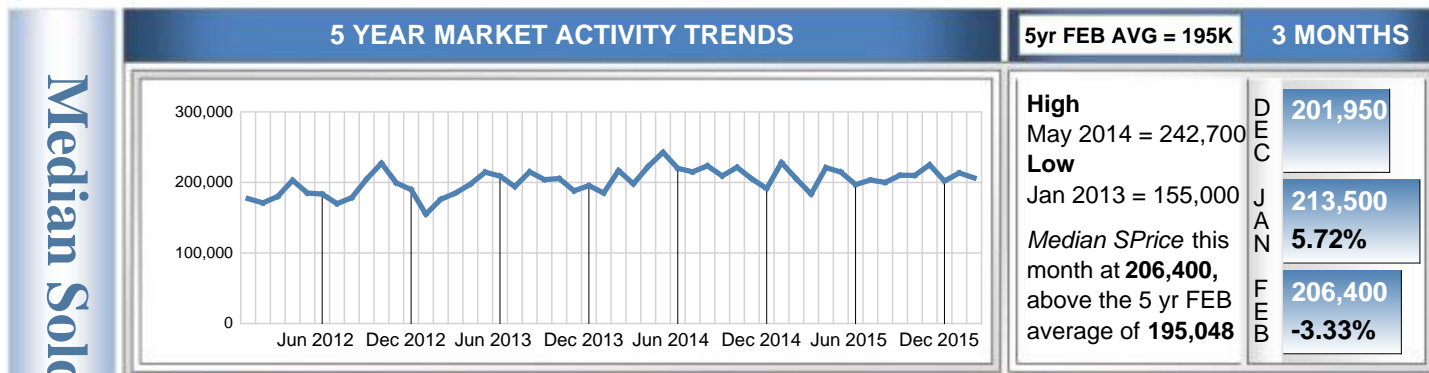
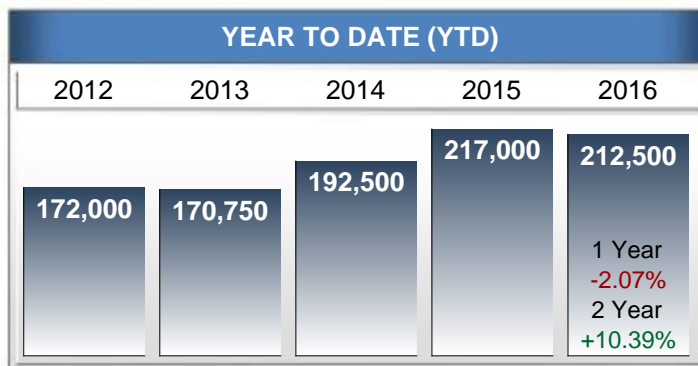
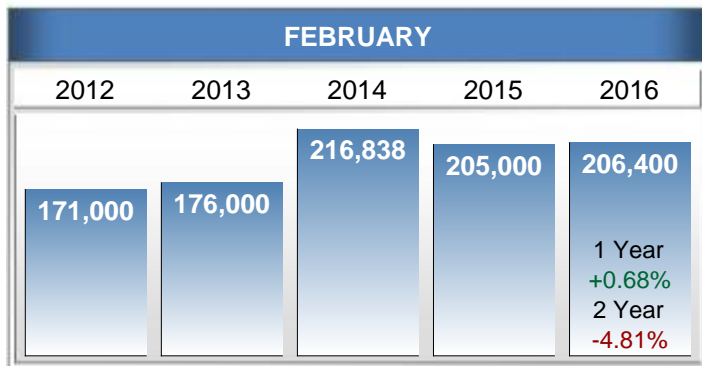
Closed Sales as of Mar 09, 2016



Median Sold Price at Closing

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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+
\$25,000 and less	3			8.82%	24,000	24,000	18,950	0	0
\$25,001 - \$100,000	3			8.82%	65,089	0	65,089	0	0
\$100,001 - \$175,000	5			14.71%	160,000	116,750	175,000	0	0
\$175,001 - \$225,000	8			23.53%	201,450	0	194,950	207,750	0
\$225,001 - \$300,000	5			14.71%	248,000	0	263,700	248,000	0
\$300,001 - \$350,000	6			17.65%	326,064	0	310,000	328,176	0
\$350,001 and up	4			11.76%	432,500	0	365,000	432,500	545,000
Median Closed Price:	\$206,400					\$115,000	\$186,000	\$312,976	\$545,000
Total Closed Units:	34					3	18	12	1
Total Closed Volume:	7,547,116					257.50K	3.09M	3.65M	545.00K



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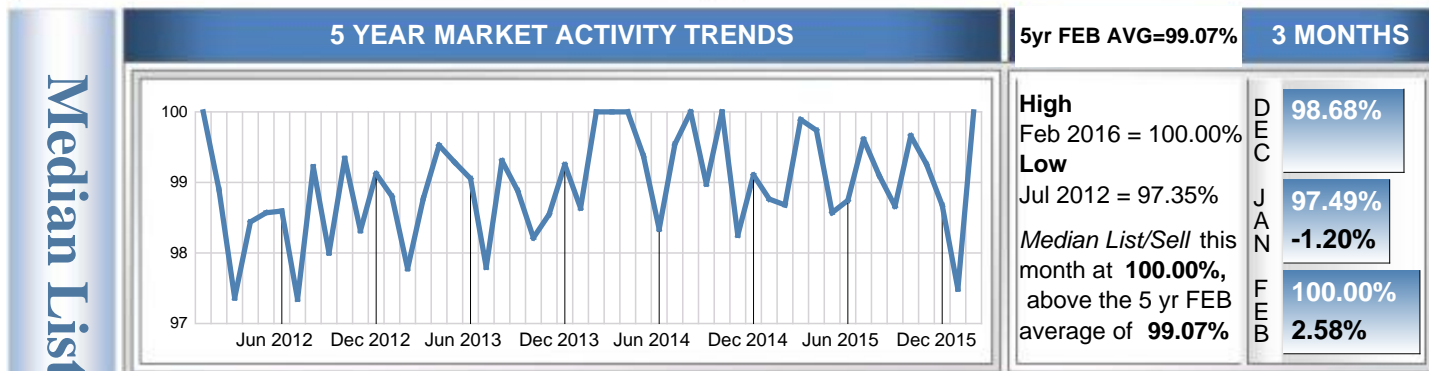
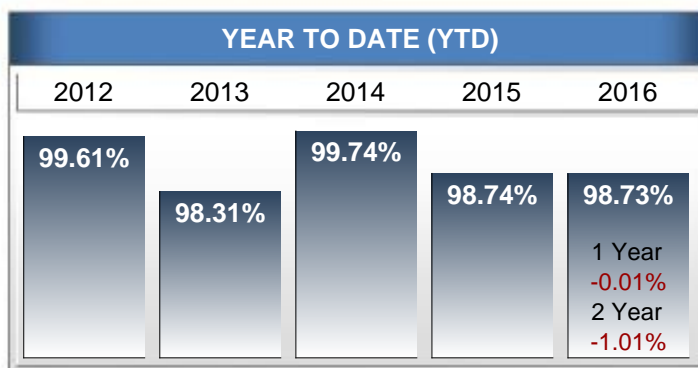
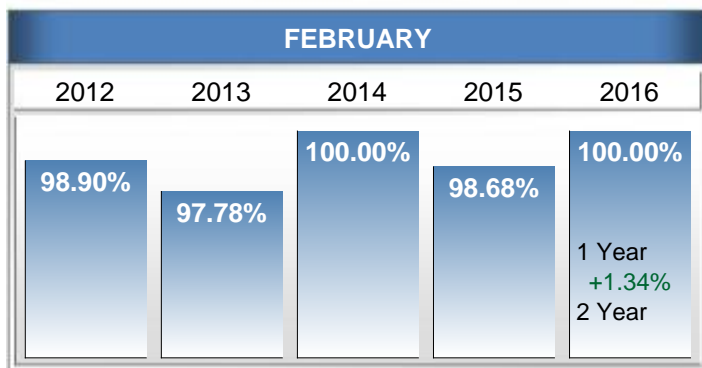
Closed Sales as of Mar 09, 2016



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - 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+
\$25,000 and less	3	8.82%	93.53%	85.71%	94.10%	0.00%	0.00%
\$25,001 - \$100,000	3	8.82%	102.67%	0.00%	102.67%	0.00%	0.00%
\$100,001 - \$175,000	5	14.71%	100.00%	94.92%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	8	23.53%	100.00%	0.00%	100.00%	97.97%	0.00%
\$225,001 - \$300,000	5	14.71%	100.00%	0.00%	96.93%	100.00%	0.00%
\$300,001 - \$350,000	6	17.65%	100.05%	0.00%	88.83%	100.38%	0.00%
\$350,001 and up	4	11.76%	98.74%	0.00%	98.38%	100.13%	92.37%
Median List/Sell Ratio: 100.00%				89.84%	100.00%	100.19%	92.37%
Total Closed Units: 34				3	18	12	1
Total Closed Volume: 7,547,116				257.50K	3.09M	3.65M	545.00K

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Monthly Inventory Analysis

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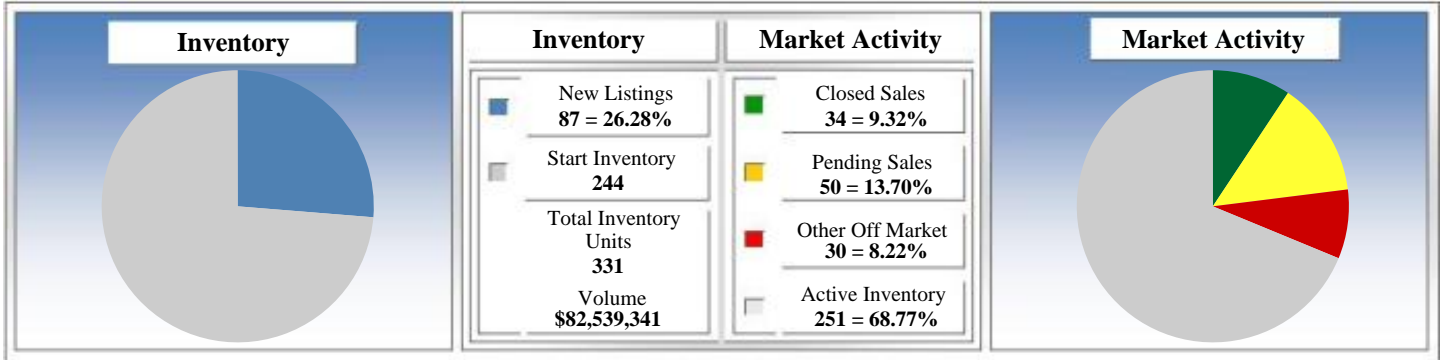
Inventory as of Mar 09, 2016



Market Summary

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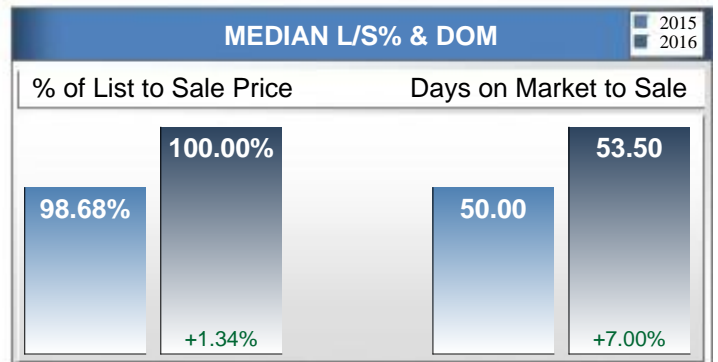
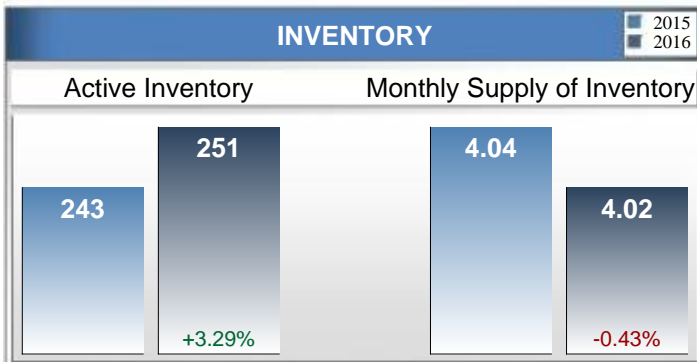
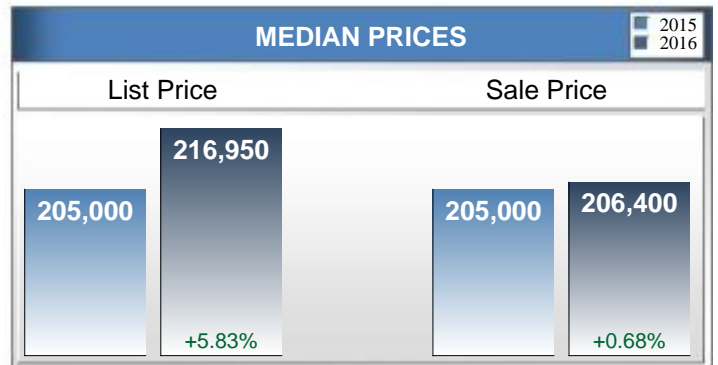
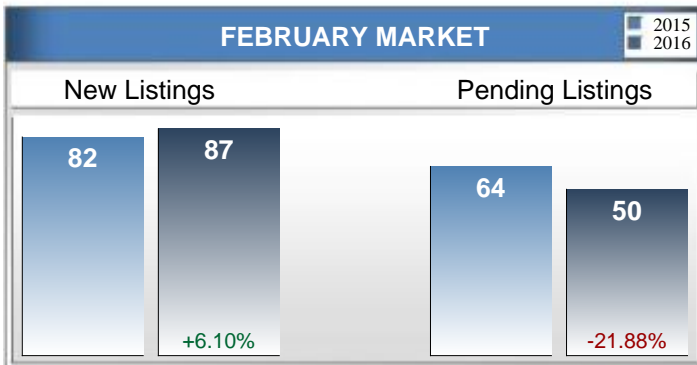
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 62 Sales/Month

Active Inventory as of February 29, 2016 = 251

	FEBRUARY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	35	34	-2.86%	79	67	-15.19%
Pending Sales	64	50	-21.88%	115	89	-22.61%
New Listings	82	87	6.10%	157	164	4.46%
Median List Price	205,000	216,950	5.83%	222,400	225,000	1.17%
Median Sale Price	205,000	206,400	0.68%	217,000	212,500	-2.07%
Median Percent of List Price to Selling Price	98.68%	100.00%	1.34%	98.74%	98.73%	-0.01%
Median Days on Market to Sale	50.00	53.50	7.00%	55.00	52.00	-5.45%
Monthly Inventory	243	251	3.29%	243	251	3.29%
Months Supply of Inventory	4.04	4.02	-0.43%	4.04	4.02	-0.43%





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Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

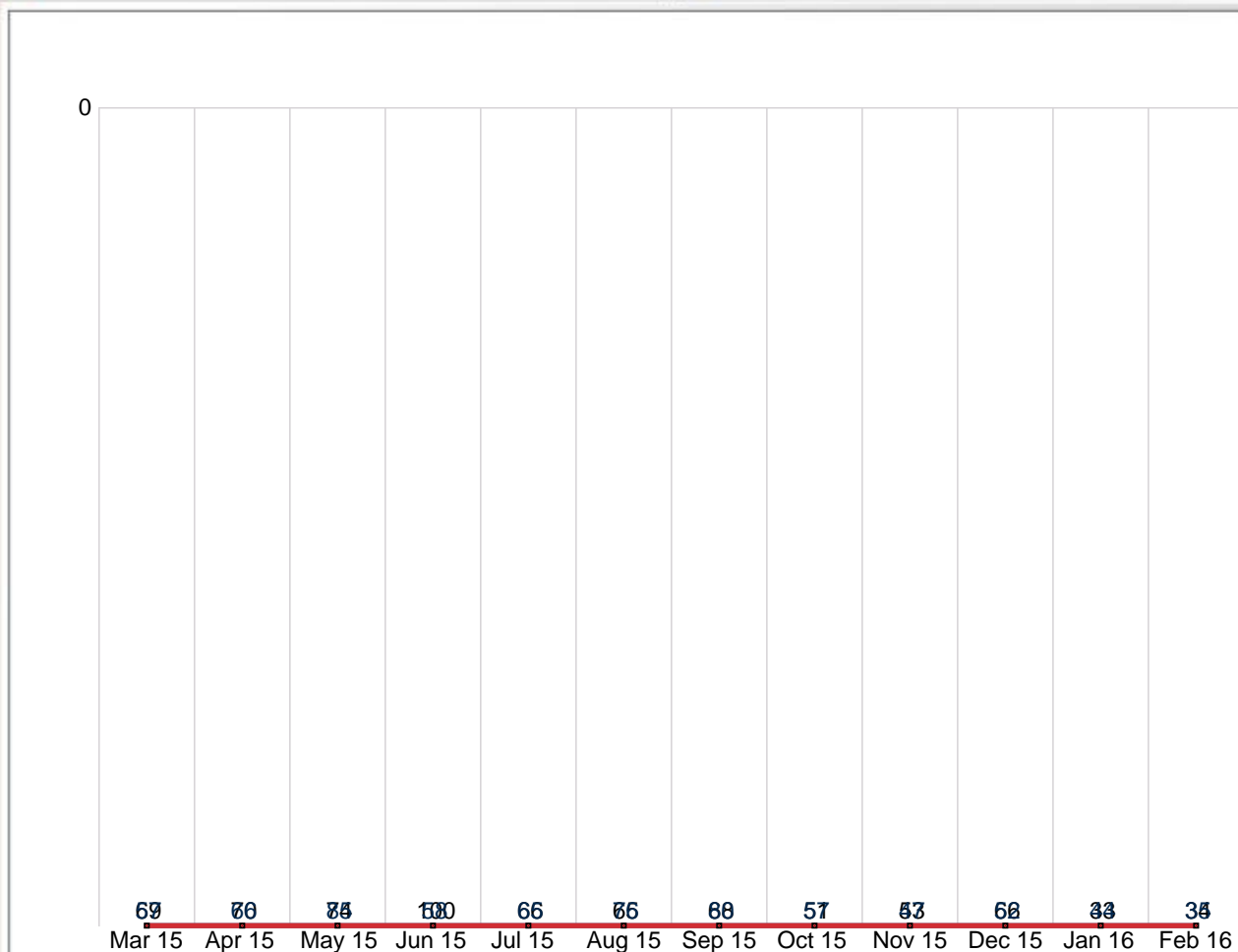
Report Produced on: Mar 10, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

FEBRUARY

2015	2016
35	34
-2.86%	

YEAR TO DATE (YTD)

Jan - Feb 2015	Jan - Feb 2016
79	67
-15.19%	

12 MONTH COMPARATIVE

Mar 14 - Feb 15	Mar 15 - Feb 16
722	749
3.74%	



February 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

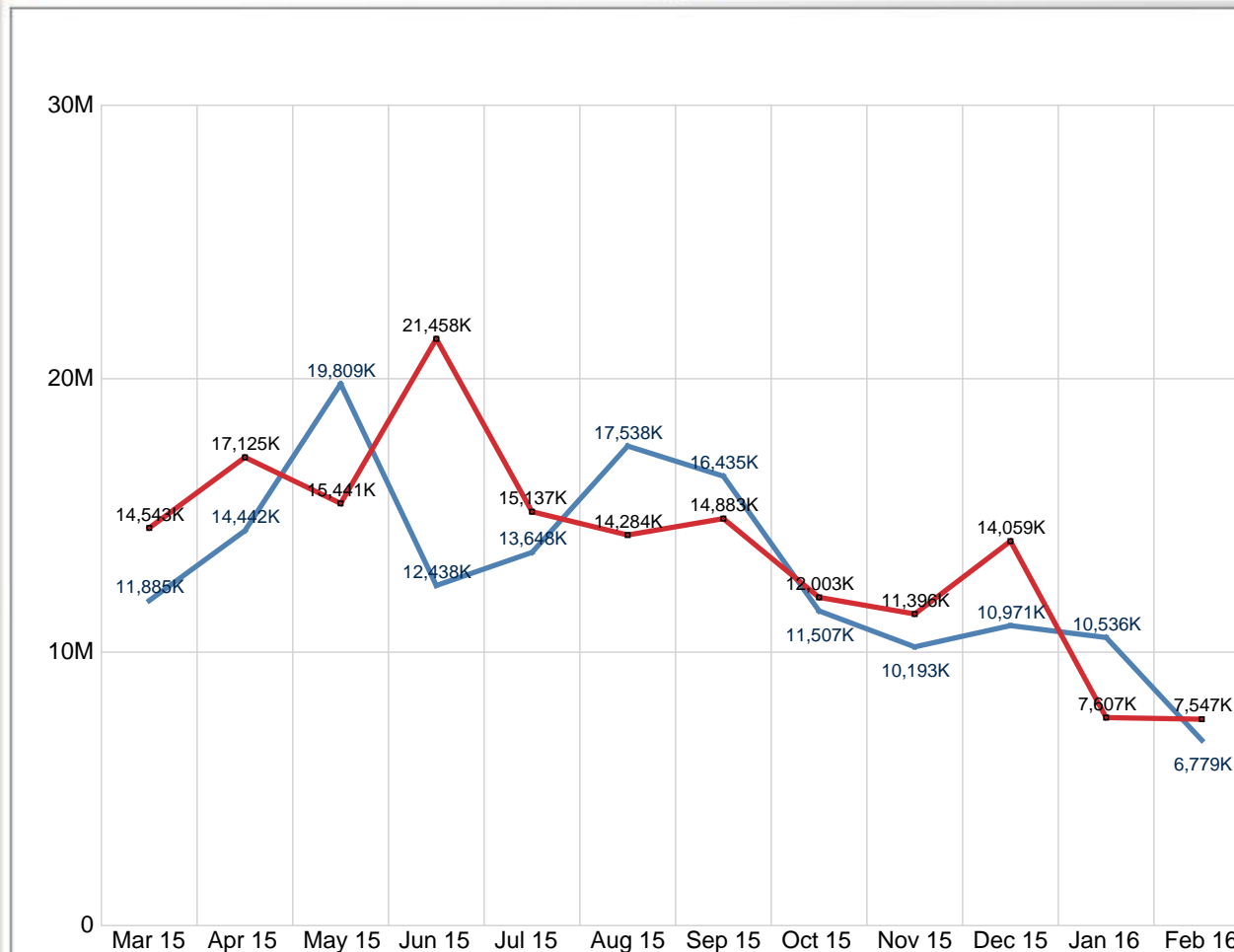
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Market Trends

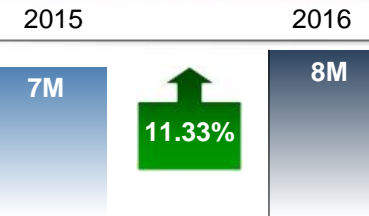
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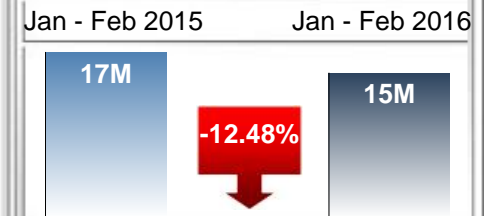


Comparative Analysis

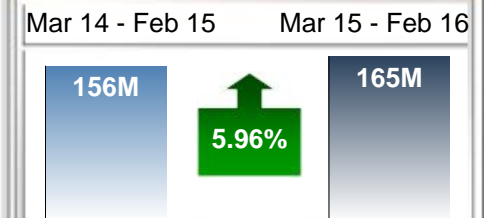
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

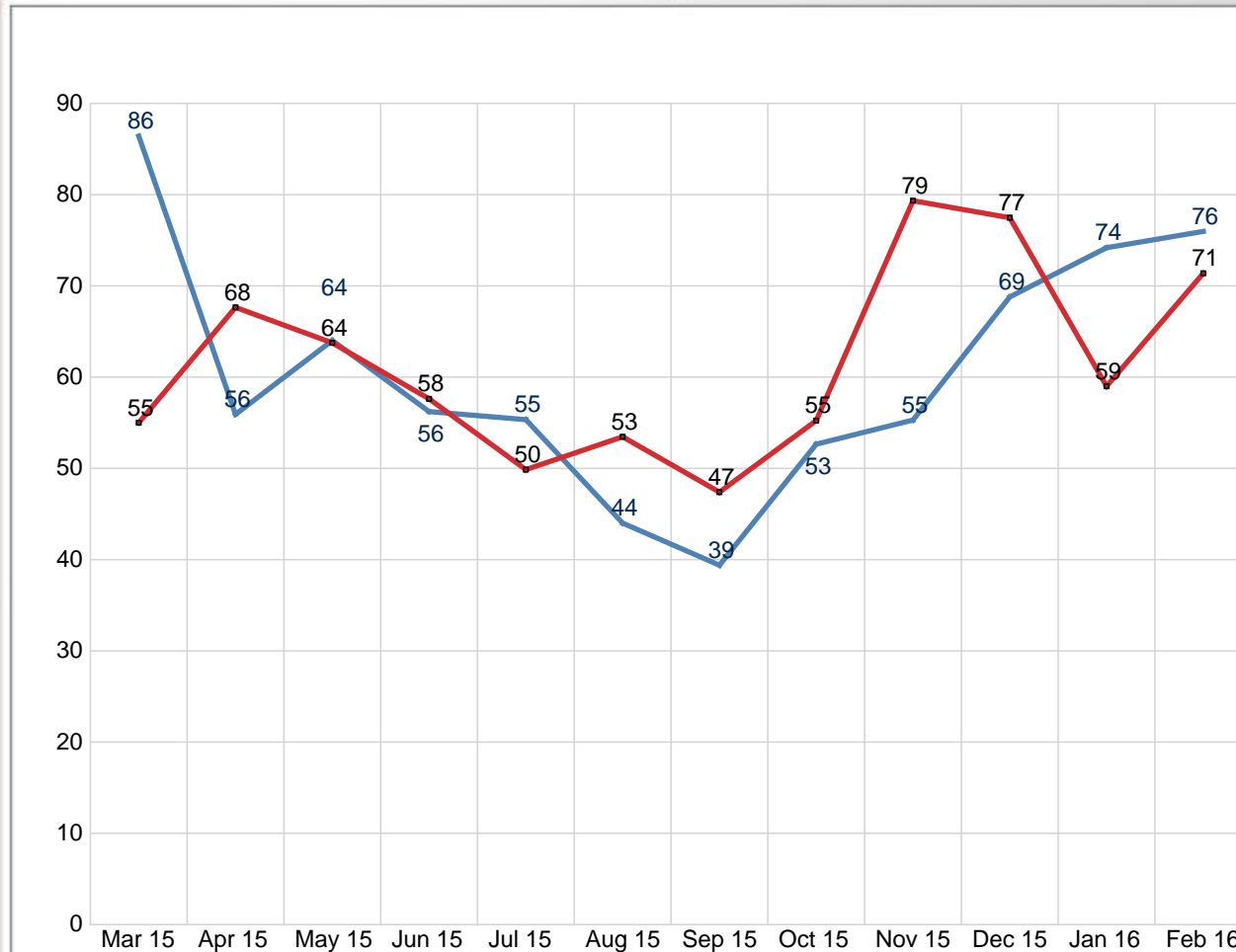
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Market Trends

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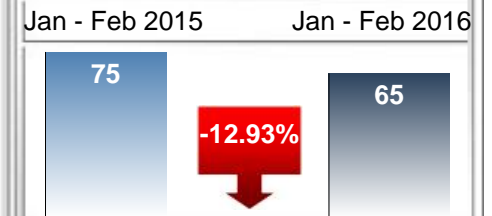


Comparative Analysis

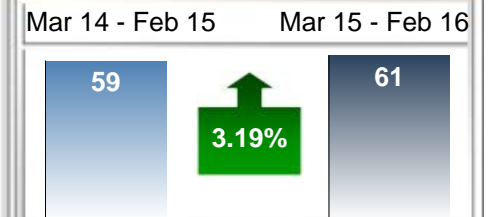
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

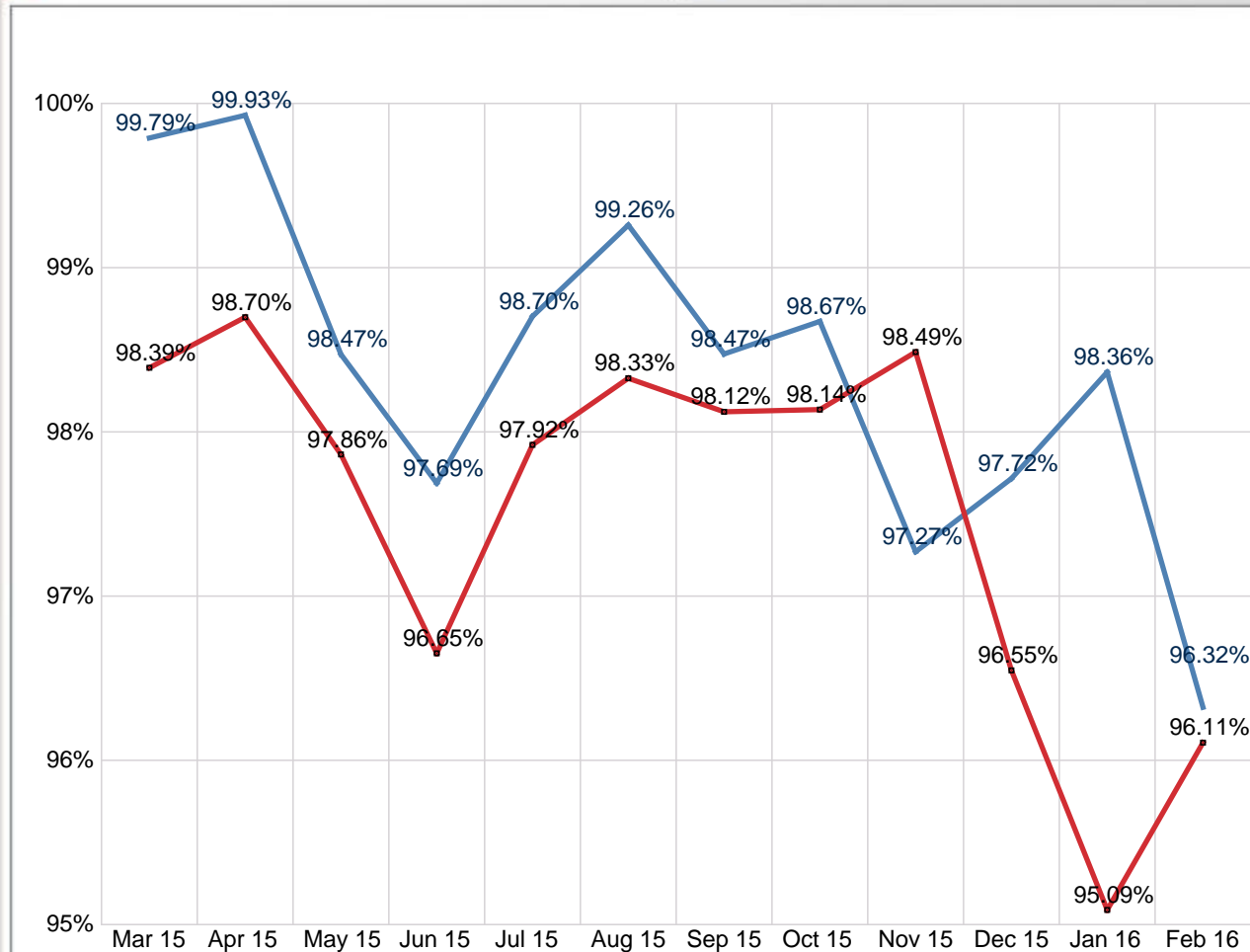
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Market Trends

Ready to Buy or Sell Real Estate?
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 ■ March 2014 - February 2015 (Previous Year)



Comparative Analysis

FEBRUARY

2015	2016
96.32%	96.11%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.22%</div> 	

YEAR TO DATE (YTD)

Jan - Feb 2015	Jan - Feb 2016
97.46%	95.61%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.90%</div> 	

12 MONTH COMPARATIVE

Mar 14 - Feb 15	Mar 15 - Feb 16
98.52%	97.64%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.89%</div> 	



February 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

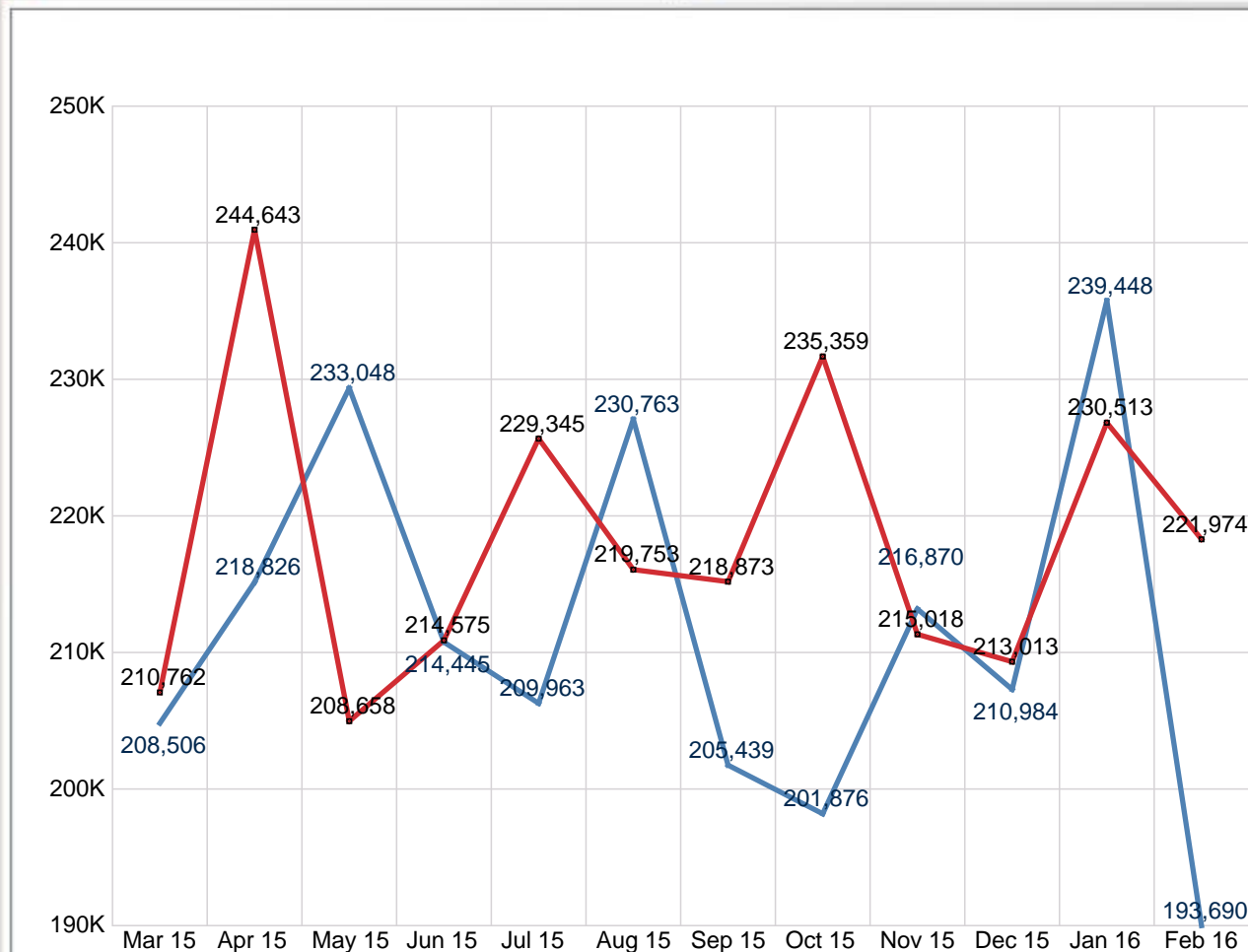
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Market Trends

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 ■ March 2014 - February 2015 (Previous Year)



Comparative Analysis

FEBRUARY

2015	2016
193,690	221,974
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">14.60%</div>	

YEAR TO DATE (YTD)

Jan - Feb 2015	Jan - Feb 2016
219,175	226,180
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">3.20%</div>	

12 MONTH COMPARATIVE

Mar 14 - Feb 15	Mar 15 - Feb 16
216,317	220,937
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">2.14%</div>	