



# February 2016

Area Delimited by Zipcode 73044 - Residential  
Property Type

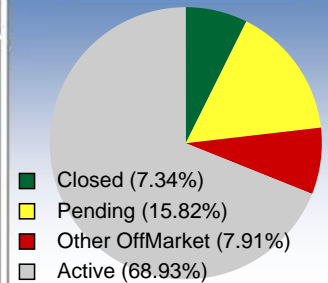


**Absorption:** Last 12 months, an Average of **29** Sales/Month

**Active Inventory** as of February 29, 2016 = **122**

	FEBRUARY		
	2015	2016	+/- %
Closed Listings	16	13	-18.75%
Pending Listings	27	28	3.70%
New Listings	29	41	41.38%
Median List Price	152,450	175,000	14.79%
Median Sale Price	152,450	175,000	14.79%
Median Percent of List Price to Selling Price	99.34%	100.00%	0.66%
Median Days on Market to Sale	87.50	55.00	-37.14%
End of Month Inventory	116	122	5.17%
Months Supply of Inventory	4.50	4.27	-5.25%

## 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 **5.17%** to 122 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 **4.27** 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 **14.79%** in February 2016 to \$175,000 versus the previous year at \$152,450.

### Median Days on Market Shortens

The median number of **55.00** days that homes spent on the market before selling decreased by 32.50 days or **37.14%** in February 2016 compared to last year's same month at **87.50** DOM.

### Sales Success for February 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 41 New Listings in February 2016, up **41.38%** from last year at 29. Furthermore, there were 13 Closed Listings this month versus last year at 16, a **-18.75%** decrease.

Closed versus Listed trends yielded a **31.7%** ratio, down from last year's February 2016 at **55.2%**, a **42.53%** 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

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## February 2016

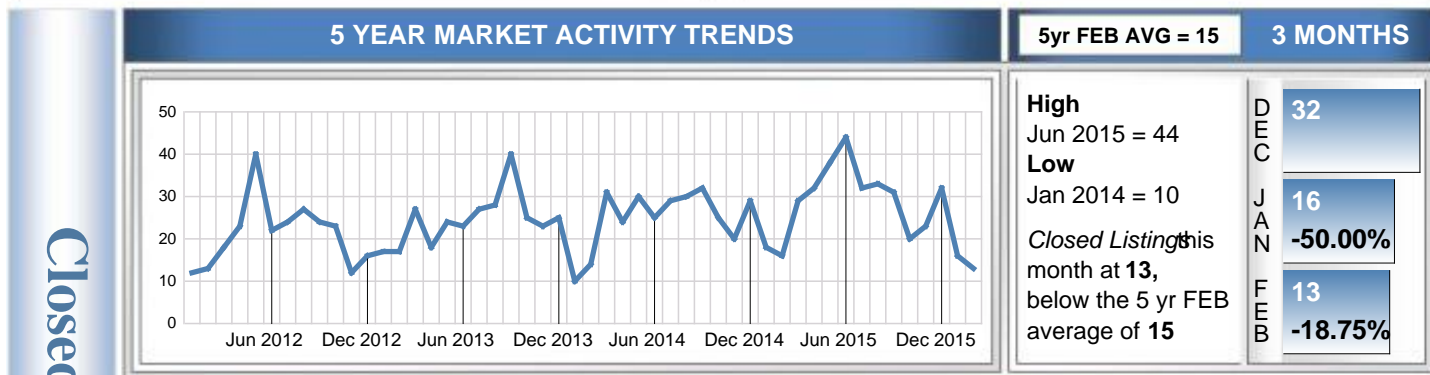
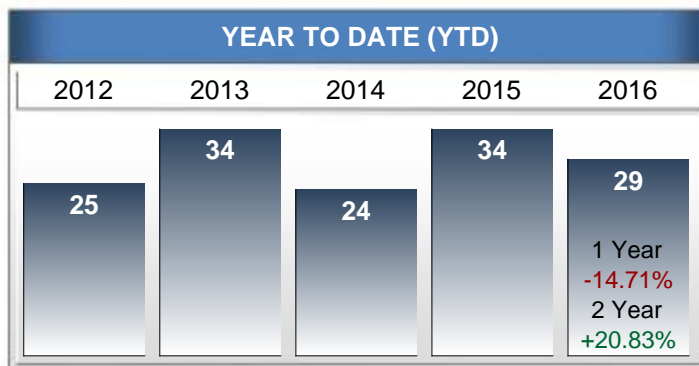
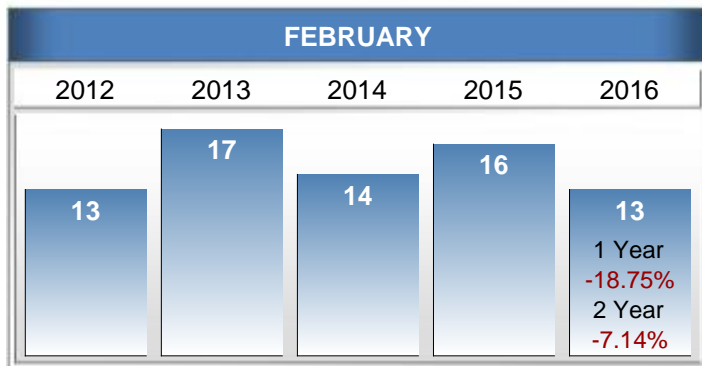
Closed Sales as of Mar 09, 2016



Report Produced on: Mar 10, 2016

### Closed Listings

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Listings

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Contact an experienced REALTOR

#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$50,000	2	15.38%	69.0	1	1	0	0
\$50,001-\$100,000	2	15.38%	53.0	0	2	0	0
\$100,001-\$175,000	3	23.08%	16.0	1	2	0	0
\$175,001-\$200,000	2	15.38%	93.5	0	2	0	0
\$200,001-\$200,000	0	0.00%	93.5	0	0	0	0
\$200,001 and up	4	30.77%	90.5	0	3	1	0
<b>Total Closed Units:</b>	<b>13</b>		<b>55.0</b>	<b>2</b>	<b>10</b>	<b>1</b>	<b>0.00B</b>
<b>Total Closed Volume:</b>	<b>1,856,919</b>			<b>139.00K</b>	<b>1.51M</b>	<b>203.00K</b>	<b>0.00B</b>
<b>Median Closed Price:</b>	<b>\$175,000</b>			<b>\$69,500</b>	<b>\$179,500</b>	<b>\$203,000</b>	<b>\$0</b>



# Monthly Inventory Analysis

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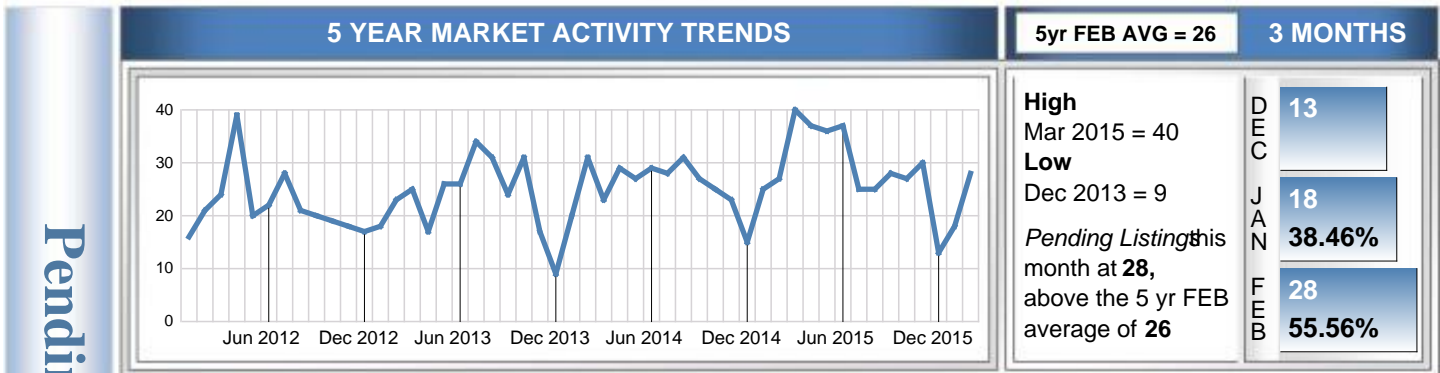
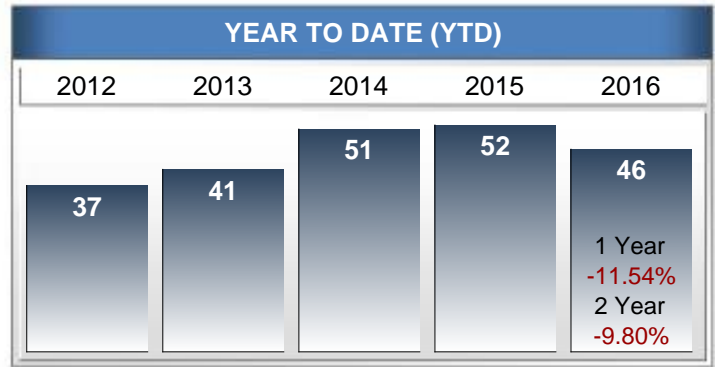
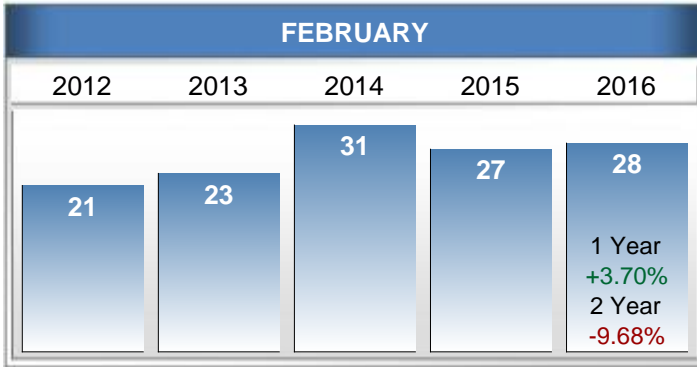
Pending Listings as of Mar 09, 2016



### Pending Listings

Report Produced on: Mar 10, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings

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#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	1	3.57%	29.0	0	0	1	0
\$50,001 - \$100,000	4	14.29%	9.0	1	2	1	0
\$100,001 - \$150,000	4	14.29%	49.5	0	4	0	0
\$150,001 - \$175,000	6	21.43%	16.5	0	5	1	0
\$175,001 - \$200,000	4	14.29%	69.0	0	2	2	0
\$200,001 - \$250,000	5	17.86%	116.0	0	2	3	0
\$250,001 and up	4	14.29%	92.0	0	2	1	1
<b>Total Pending Units:</b>	<b>28</b>		<b>34.0</b>	<b>1</b>	<b>17</b>	<b>9</b>	<b>1</b>
<b>Total Pending Volume:</b>	<b>4,893,430</b>			<b>65.00K</b>	<b>2.77M</b>	<b>1.66M</b>	<b>399.00K</b>
<b>Median Listing Price:</b>	<b>\$169,800</b>			<b>\$65,000</b>	<b>\$158,900</b>	<b>\$193,000</b>	<b>\$399,000</b>



# Monthly Inventory Analysis

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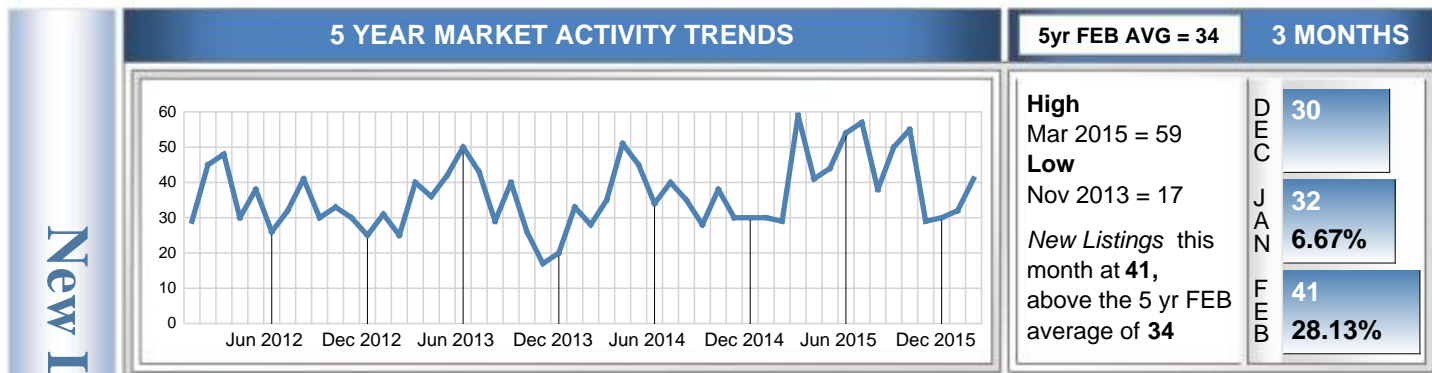
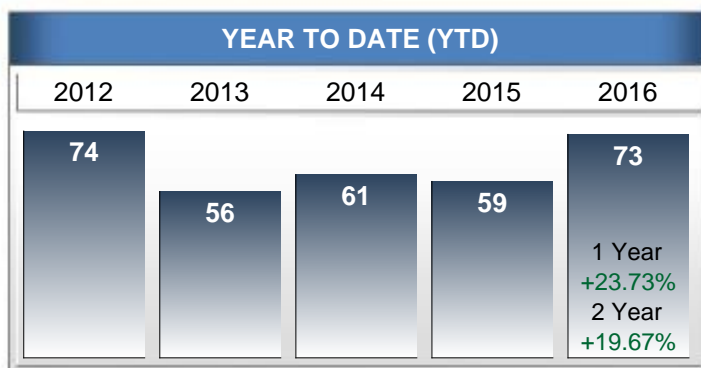
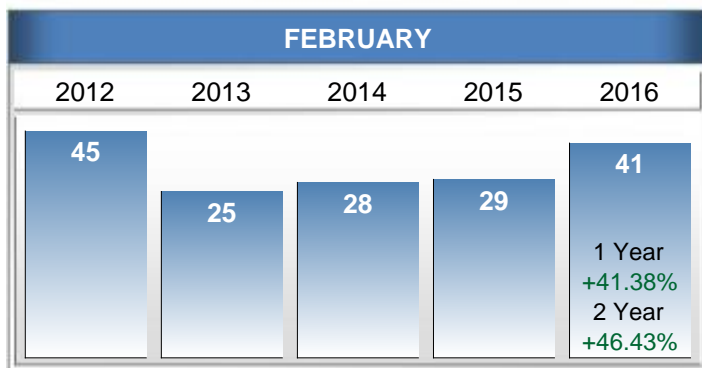
New Listings as of Mar 09, 2016



### New Listings

Report Produced on: Mar 10, 2016

Area Delimited by 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+
\$50,000 and less	4	9.76%	2	2	0	0
\$50,001 - \$100,000	4	9.76%	1	1	1	1
\$100,001 - \$150,000	6	14.63%	0	5	1	0
\$150,001 - \$200,000	10	24.39%	0	8	2	0
\$200,001 - \$225,000	4	9.76%	0	2	2	0
\$225,001 - \$300,000	9	21.95%	0	7	2	0
\$300,001 and up	4	9.76%	0	2	2	0
<b>Total New Listed Units:</b>	<b>41</b>		<b>3</b>	<b>27</b>	<b>10</b>	<b>1</b>
<b>Total New Listed Volume:</b>	<b>7,664,130</b>		<b>142.90K</b>	<b>5.05M</b>	<b>2.40M</b>	<b>65.00K</b>
<b>Median New Listed Listing Price:</b>	<b>\$159,900</b>		<b>\$46,000</b>	<b>\$159,900</b>	<b>\$208,875</b>	<b>\$65,000</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## February 2016

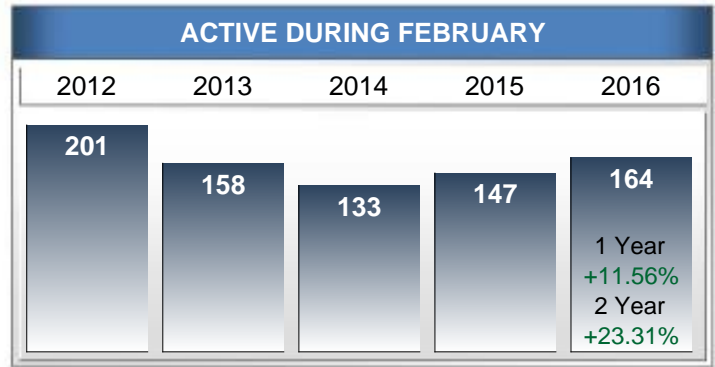
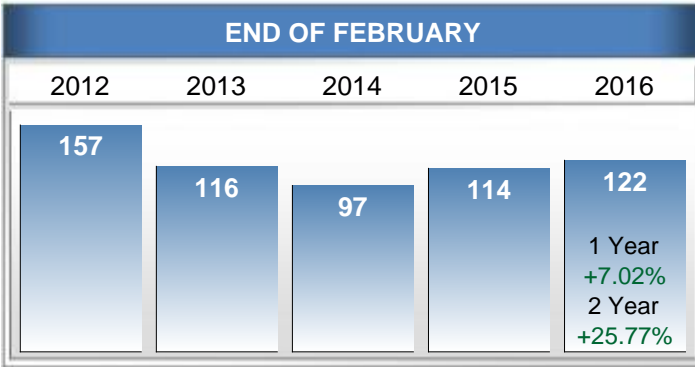
Active Inventory as of Mar 09, 2016



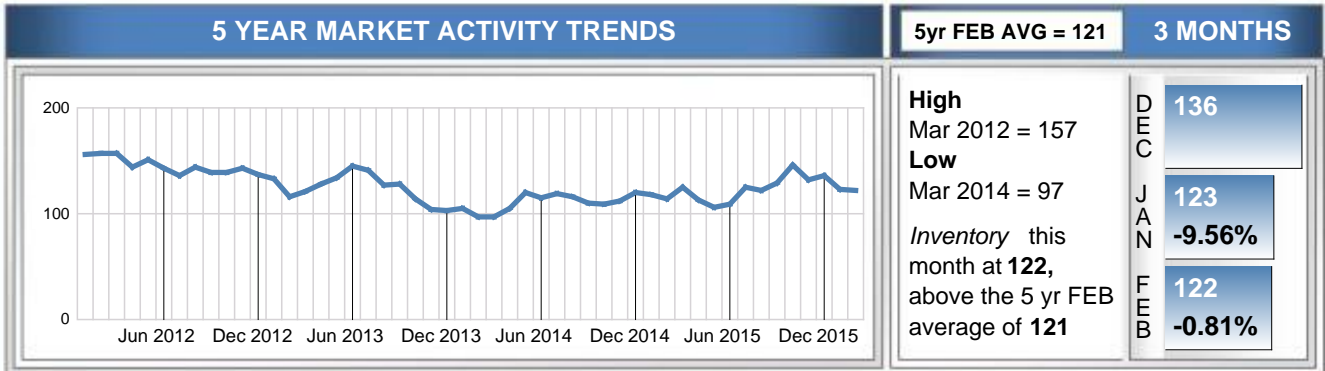
### Active Inventory

Report Produced on: Mar 10, 2016

Area Delimited by Zipcode 73044 - 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	15	12.30%	87.0	6	8	0	1		
\$75,001 - \$100,000	8	6.56%	120.5	1	4	2	1		
\$100,001 - \$150,000	15	12.30%	88.0	0	13	2	0		
\$150,001 - \$200,000	27	22.13%	68.0	1	17	7	2		
\$200,001 - \$250,000	30	24.59%	60.0	1	13	13	3		
\$250,001 - \$275,000	9	7.38%	108.0	0	4	2	3		
\$275,001 and up	18	14.75%	77.0	1	7	9	1		
Total Active Inventory by Units:				122	78.0	10	66	35	11
Total Active Inventory by Volume:				23,428,537		1.23M	11.61M	8.32M	2.27M
Median Active Inventory Listing Price:				\$199,900		\$75,000	\$174,950	\$225,000	\$215,700

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# Monthly Inventory Analysis

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## February 2016

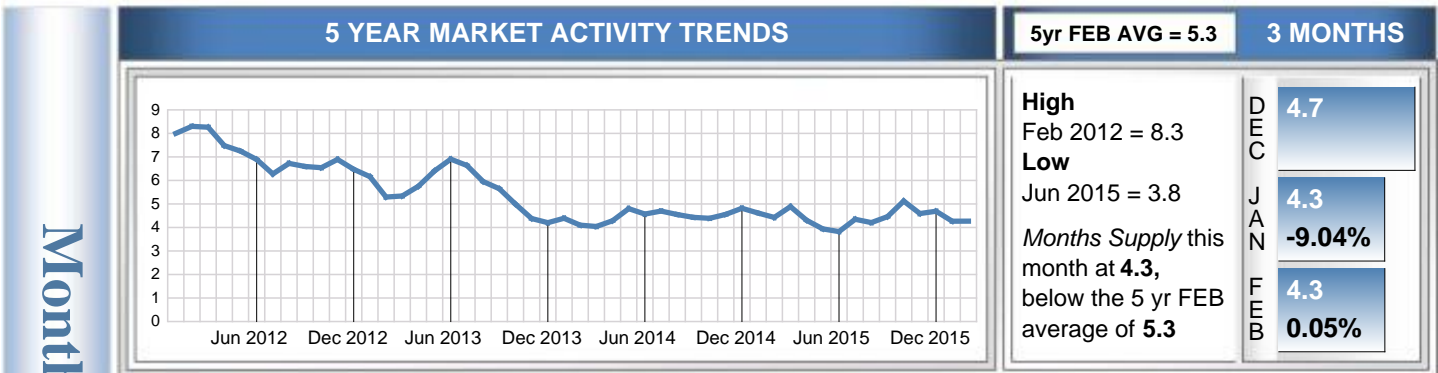
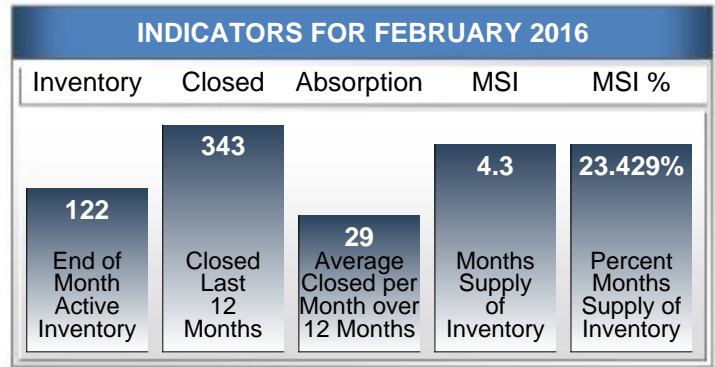
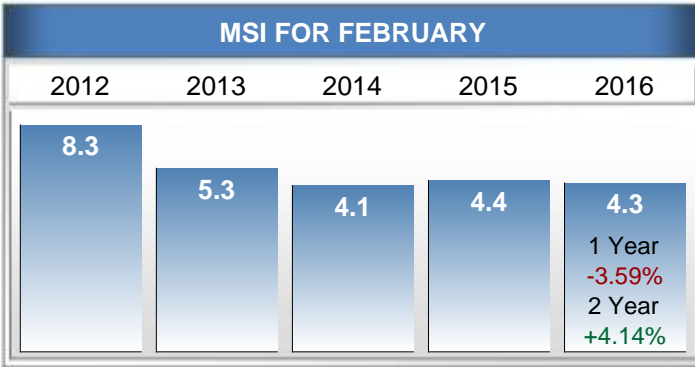
Active Inventory as of Mar 09, 2016



### Months Supply of Inventory

Report Produced on: Mar 10, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



#### 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	15	12.30%	3.4	2.6	5.3	0.0	12.0
\$75,001 - \$100,000	8	6.56%	2.9	1.3	2.1	24.0	0.0
\$100,001 - \$150,000	15	12.30%	2.9	0.0	3.3	2.4	0.0
\$150,001 - \$200,000	27	22.13%	4.0	0.0	3.5	3.8	24.0
\$200,001 - \$250,000	30	24.59%	4.4	0.0	3.1	5.8	12.0
\$250,001 - \$275,000	9	7.38%	10.8	0.0	12.0	12.0	9.0
\$275,001 and up	18	14.75%	10.3	0.0	8.4	21.6	2.0
MSI:			4.3	2.9	3.7	5.8	8.3
Total Active Inventory:			122	10	66	35	11

Months Supply

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# Monthly Inventory Analysis

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## February 2016

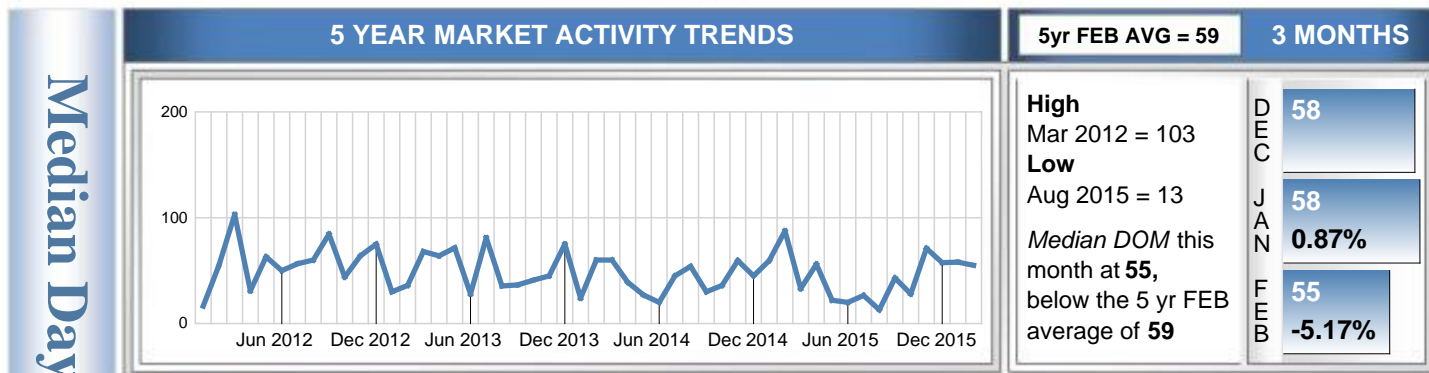
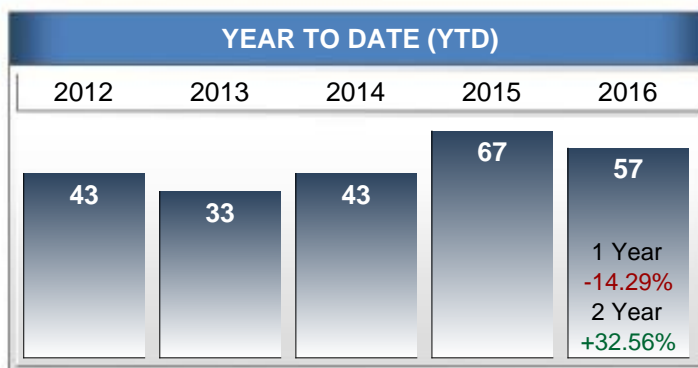
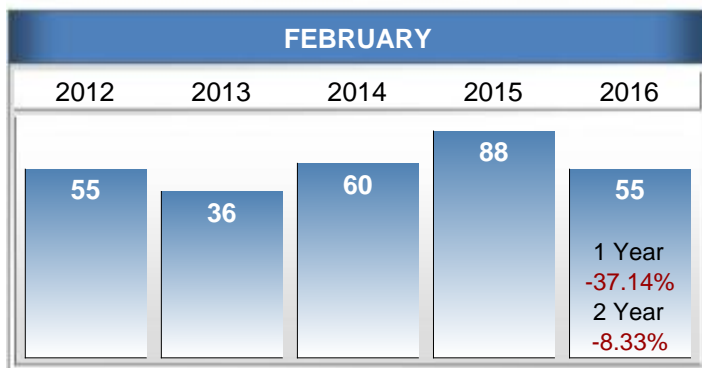
Closed Sales as of Mar 09, 2016



### Median Days on Market to Sale

Report Produced on: Mar 10, 2016

Area Delimited by Zipcode 73044 - 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+
\$0 and less	0			0.00%	77.0	0.0	0.0	0.0	0.0
\$1-\$50,000	2			15.38%	69.0	123.0	15.0	0.0	0.0
\$50,001-\$100,000	2			15.38%	53.0	0.0	53.0	0.0	0.0
\$100,001-\$175,000	3			23.08%	16.0	37.0	9.0	0.0	0.0
\$175,001-\$200,000	2			15.38%	93.5	0.0	93.5	0.0	0.0
\$200,001-\$200,000	0			0.00%	93.5	0.0	0.0	0.0	0.0
\$200,001 and up	4			30.77%	90.5	0.0	126.0	55.0	0.0
Median Closed DOM:					55.0	80.0	61.5	55.0	0.0
Total Closed Units:					13	2	10	1	0.0
Total Closed Volume:					1,856,919	139.00K	1.51M	203.00K	0.00B



# Monthly Inventory Analysis

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## February 2016

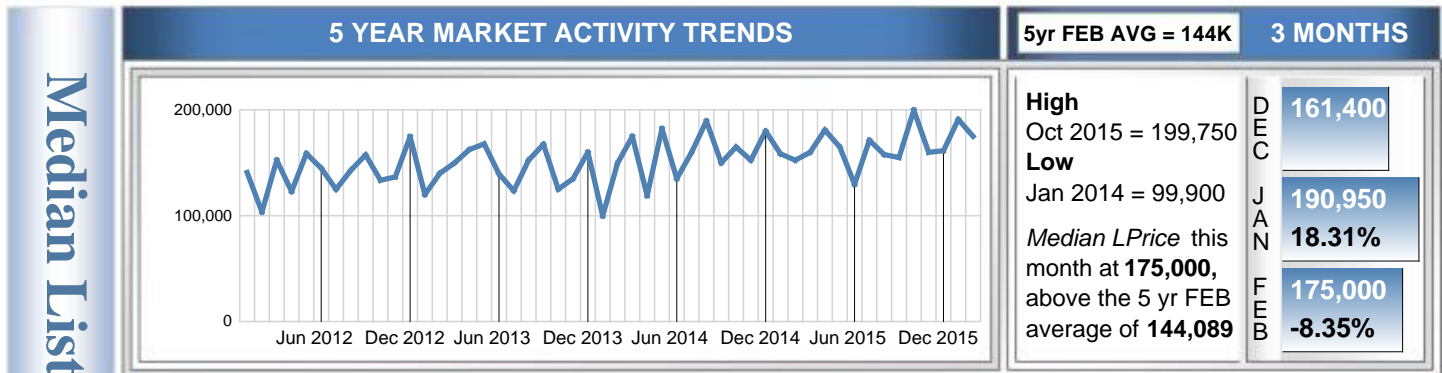
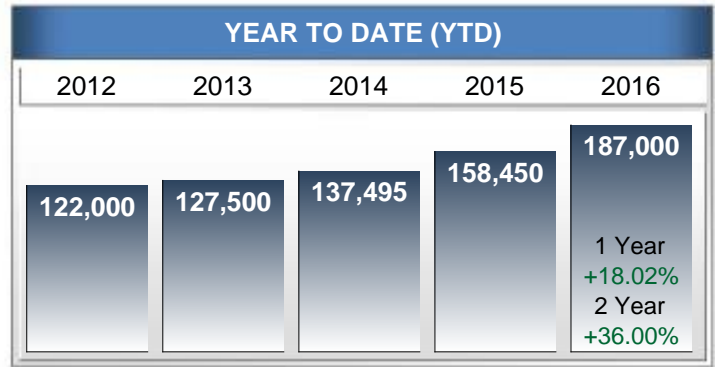
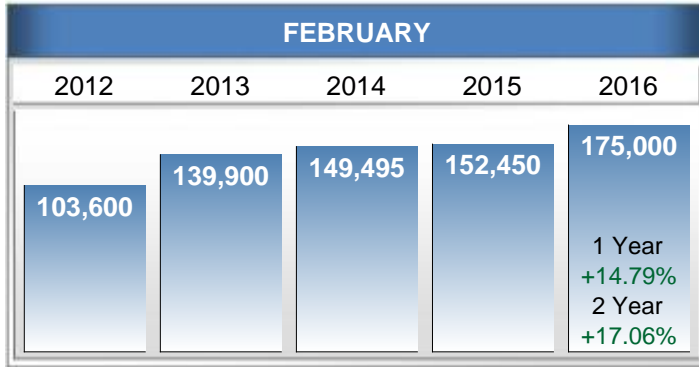
Closed Sales as of Mar 09, 2016



### Median List Price at Closing

Report Produced on: Mar 10, 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+
\$0 and less	0	0.00%	91	0	0	0	0
\$1-\$50,000	2	15.38%	27,150	28,000	26,300	0	0
\$50,001-\$100,000	2	15.38%	68,500	0	68,500	0	0
\$100,001-\$175,000	3	23.08%	138,930	128,000	156,965	0	0
\$175,001-\$200,000	3	23.08%	199,900	0	194,450	200,000	0
\$200,001-\$200,000	0	0.00%	199,900	0	0	0	0
\$200,001 and up	3	23.08%	208,900	0	208,900	0	0
Median List Price:	\$175,000			\$78,000	\$182,000	\$200,000	\$0
Total Closed Units:	13			2	10	1	
Total List Volume:	1,872,330			156.00K	1.52M	200.00K	0.00B





# Monthly Inventory Analysis

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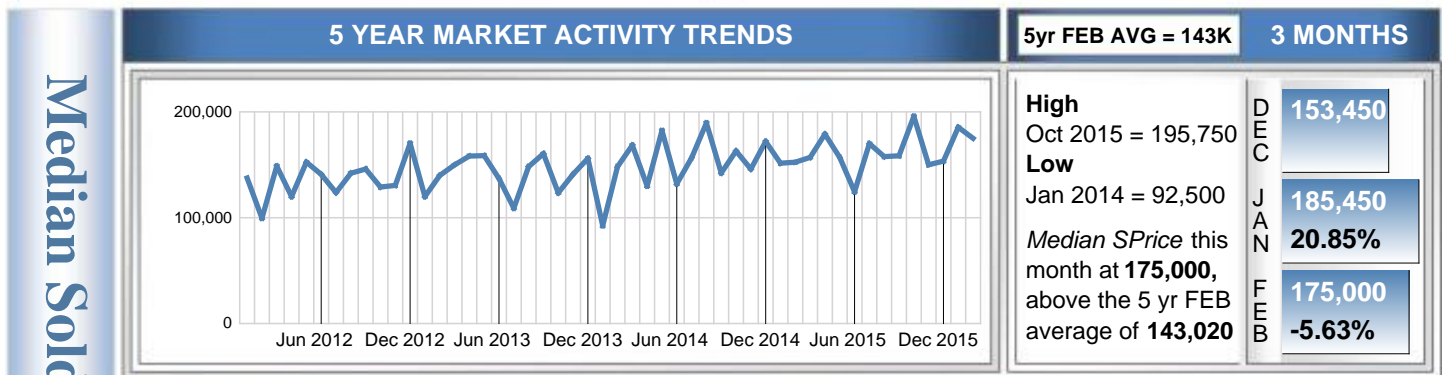
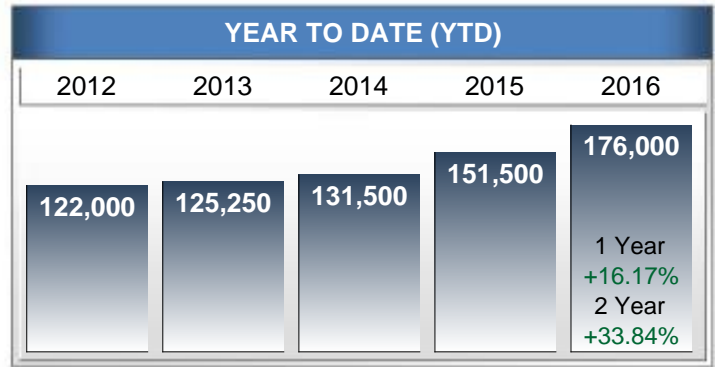
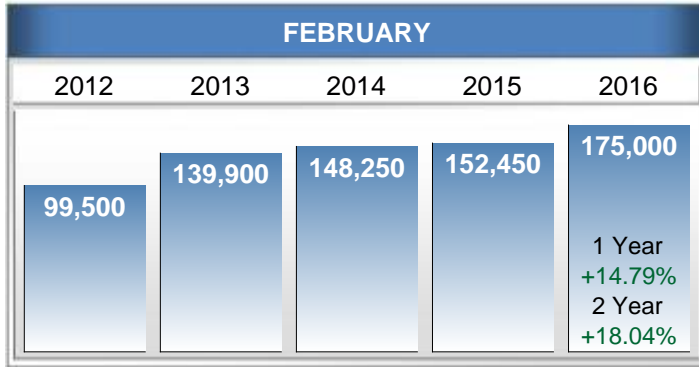
Closed Sales as of Mar 09, 2016



### Median Sold Price at Closing

Report Produced on: Mar 10, 2016

Area Delimited by Zipcode 73044 - 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+
\$0 and less	0		0.00%	208,900	0	0	0	0
\$1 \$50,000	2		15.38%	24,450	24,000	24,900	0	0
\$50,001 \$100,000	2		15.38%	70,995	0	70,995	0	0
\$100,001 \$175,000	3		23.08%	138,930	115,000	156,965	0	0
\$175,001 \$200,000	2		15.38%	191,950	0	191,950	0	0
\$200,001 \$200,000	0		0.00%	191,950	0	0	0	0
\$200,001 and up	4		30.77%	206,400	0	208,900	203,000	0
Median Closed Price:	\$175,000				\$69,500	\$179,500	\$203,000	\$0
Total Closed Units:	13				2	10	1	
Total Closed Volume:	1,856,919				139.00K	1.51M	203.00K	0.00B



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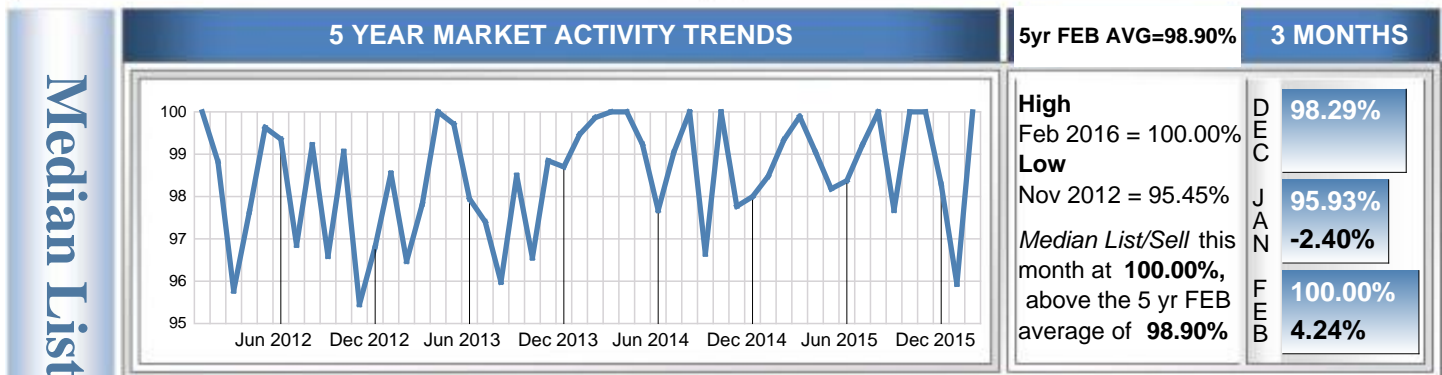
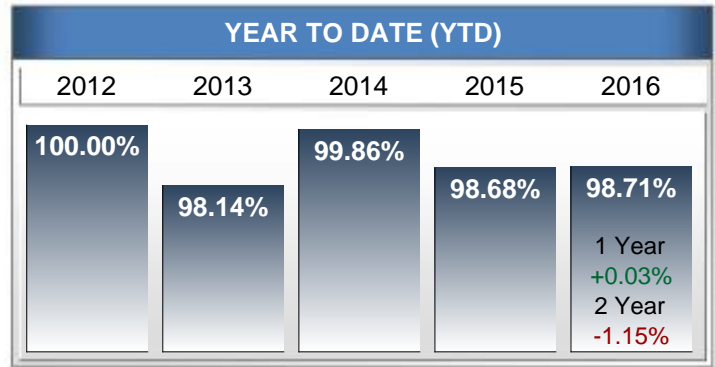
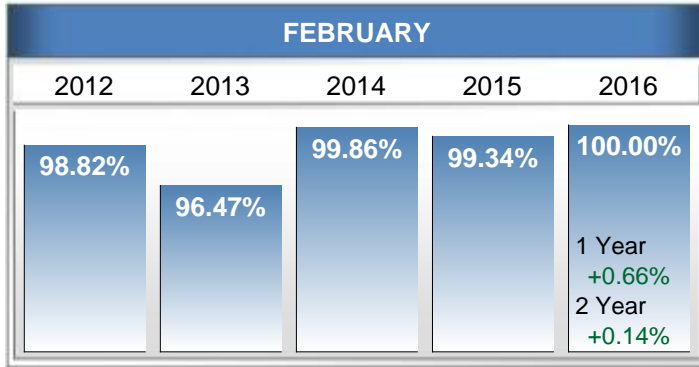
Closed Sales as of Mar 09, 2016



### Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - 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+
\$0 and less	0	0.00%	400.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$50,000	2	15.38%	90.20%	85.71%	94.68%	0.00%	0.00%
\$50,001-\$100,000	2	15.38%	103.74%	0.00%	103.74%	0.00%	0.00%
\$100,001-\$175,000	3	23.08%	100.00%	89.84%	100.00%	0.00%	0.00%
\$175,001-\$200,000	2	15.38%	98.68%	0.00%	98.68%	0.00%	0.00%
\$200,001-\$200,000	0	0.00%	98.68%	0.00%	0.00%	0.00%	0.00%
\$200,001 and up	4	30.77%	100.00%	0.00%	100.00%	101.50%	0.00%
Median List/Sell Ratio:	100.00%			87.78%	100.00%	101.50%	0.00%
Total Closed Units:	13			2	10	1	
Total Closed Volume:	1,856,919			139.00K	1.51M	203.00K	0.00B

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## February 2016

Inventory as of Mar 09, 2016



### Market Summary

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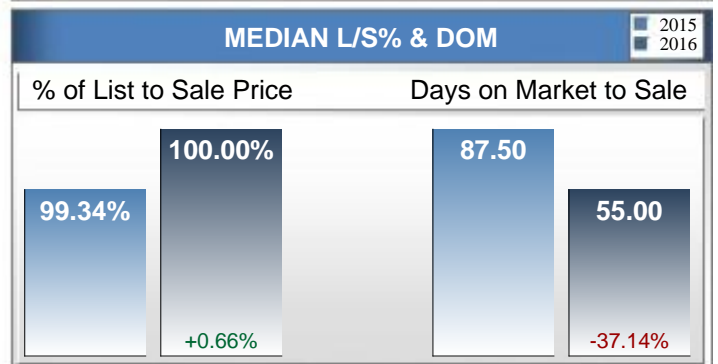
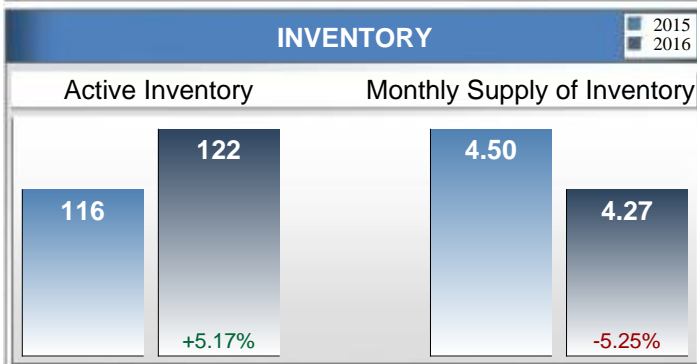
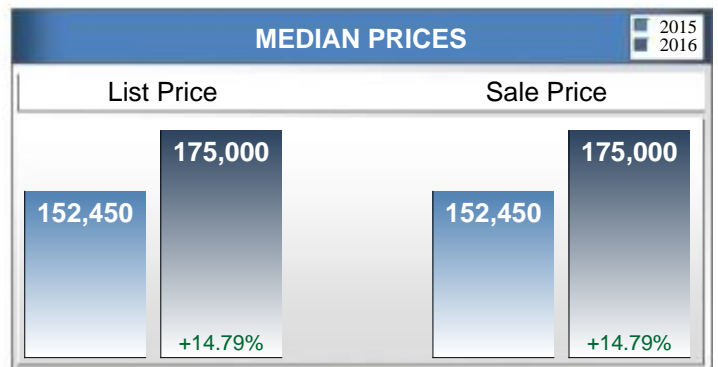
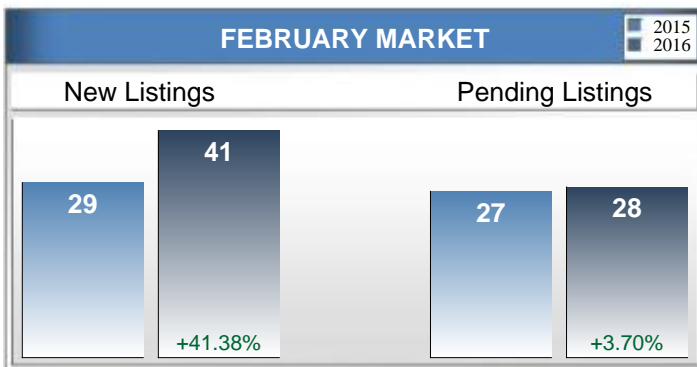
Area Delimited by Zipcode 73044 - Residential Property Type



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

**Active Inventory** as of February 29, 2016 = 122

	FEBRUARY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	16	13	-18.75%	34	29	-14.71%
Pending Sales	27	28	3.70%	52	46	-11.54%
New Listings	29	41	41.38%	59	73	23.73%
Median List Price	152,450	175,000	14.79%	158,450	187,000	18.02%
Median Sale Price	152,450	175,000	14.79%	151,500	176,000	16.17%
Median Percent of List Price to Selling Price	99.34%	100.00%	0.66%	98.68%	98.71%	0.03%
Median Days on Market to Sale	87.50	55.00	-37.14%	66.50	57.00	-14.29%
Monthly Inventory	116	122	5.17%	116	122	5.17%
Months Supply of Inventory	4.50	4.27	-5.25%	4.50	4.27	-5.25%





# February 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

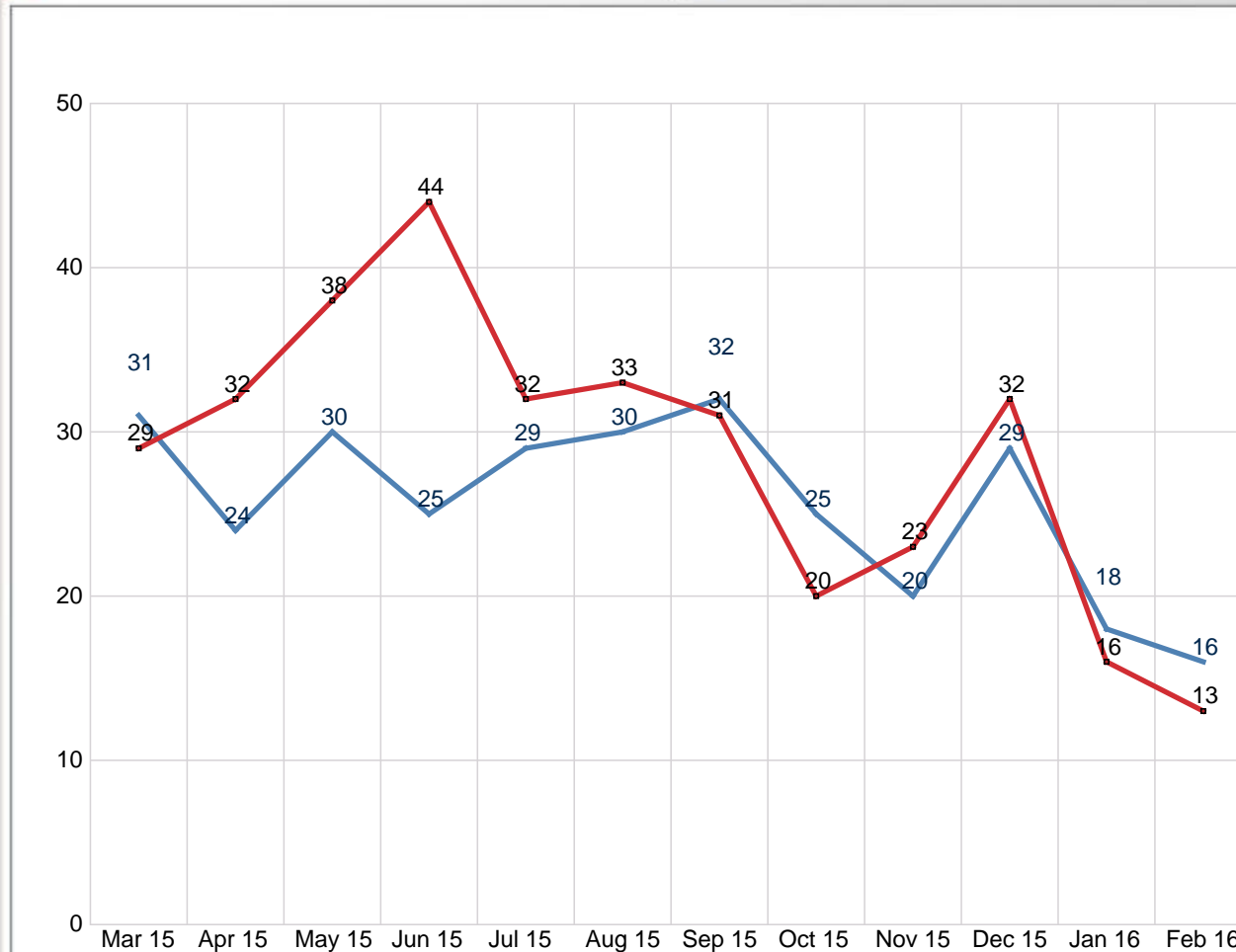
Report Produced on: Mar 10, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

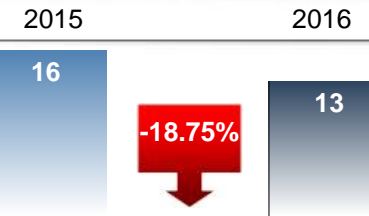
Ready to Buy or Sell Real Estate?  
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■ March 2015 - February 2016 (Current Year with Values)
 ■ March 2014 - February 2015 (Previous Year)



### Comparative Analysis

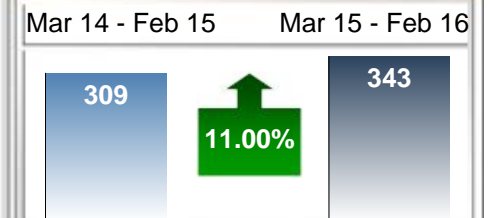
#### FEBRUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# February 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

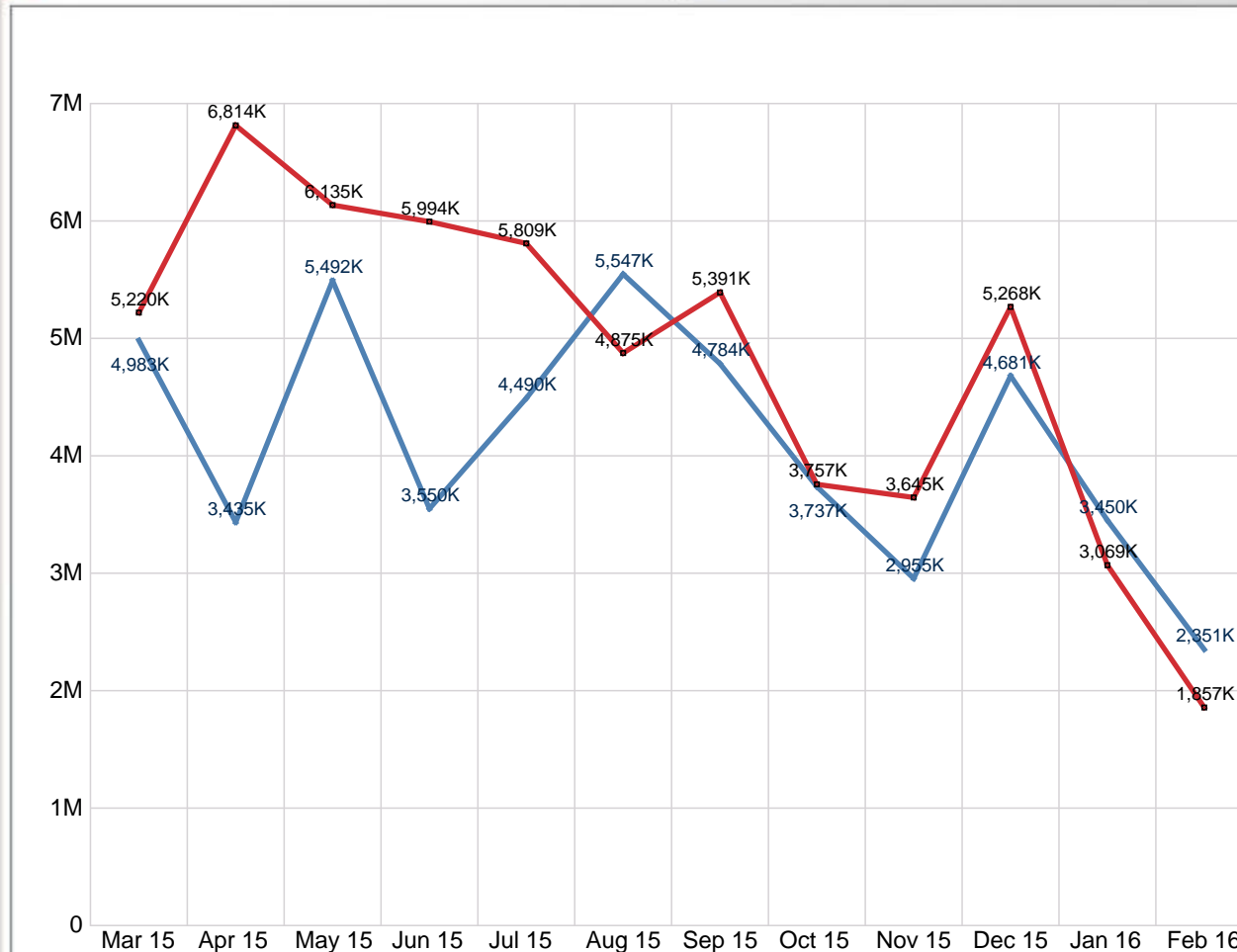
Report Produced on: Mar 10, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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 ■ March 2014 - February 2015 (Previous Year)



### Comparative Analysis

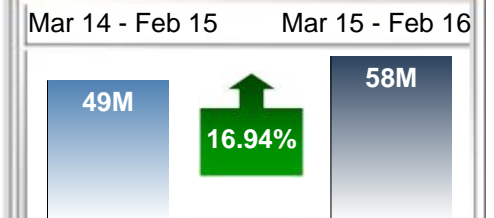
#### FEBRUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE







# February 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

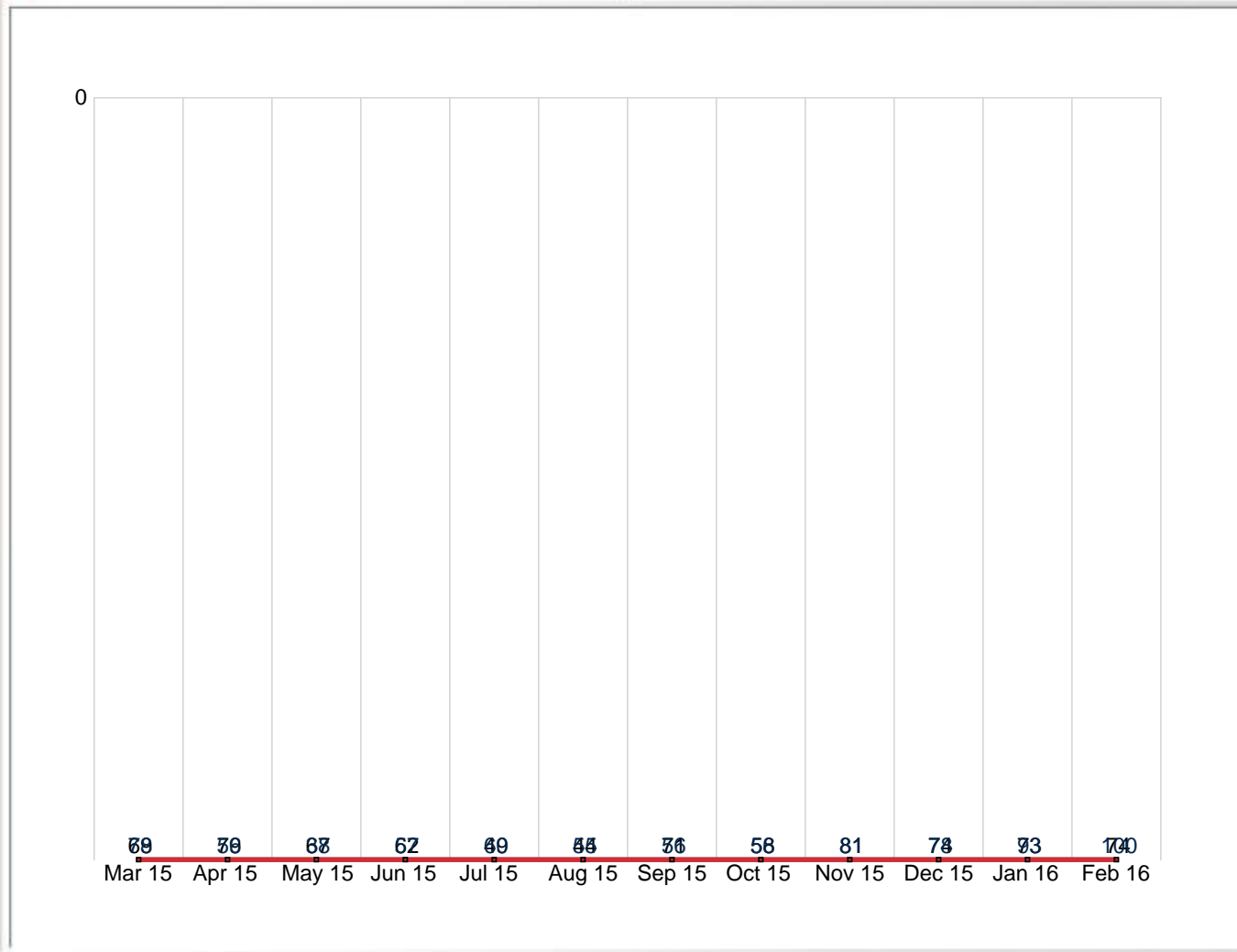
Report Produced on: Mar 10, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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 ■ March 2014 - February 2015 (Previous Year)

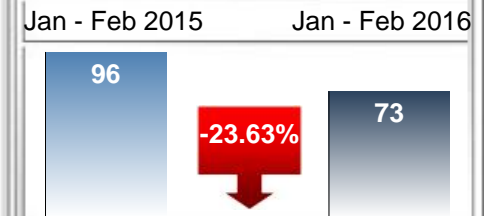


### Comparative Analysis

#### FEBRUARY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# February 2016

Area Delimited by Zipcode 73044 - Residential Property Type



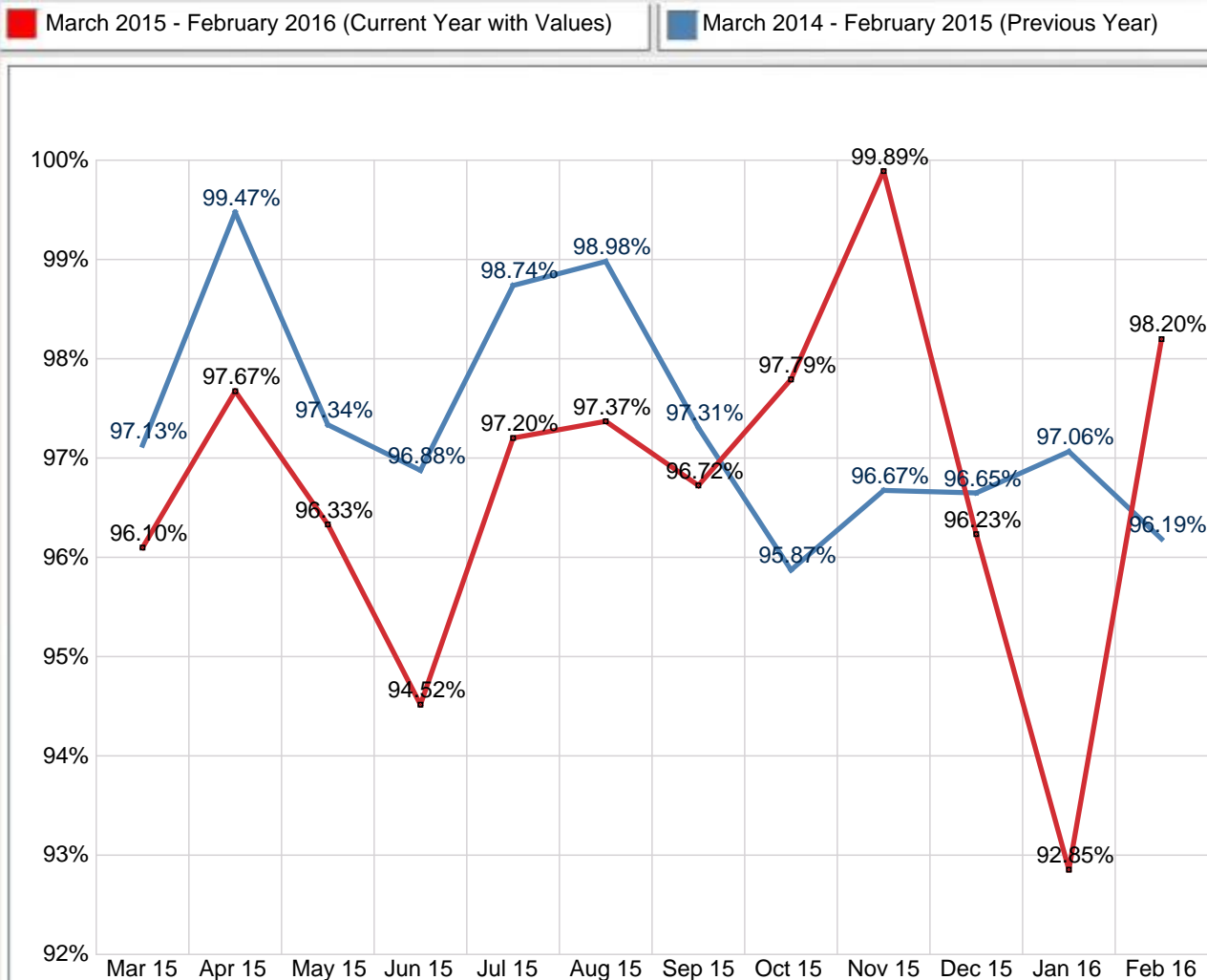
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Mar 10, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### FEBRUARY

2015	2016
96.19%	98.20%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 2.09%</div>	

#### YEAR TO DATE (YTD)

Jan - Feb 2015	Jan - Feb 2016
96.65%	95.25%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">↓ -1.45%</div>	

#### 12 MONTH COMPARATIVE

Mar 14 - Feb 15	Mar 15 - Feb 16
97.43%	96.64%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">↓ -0.81%</div>	



# February 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

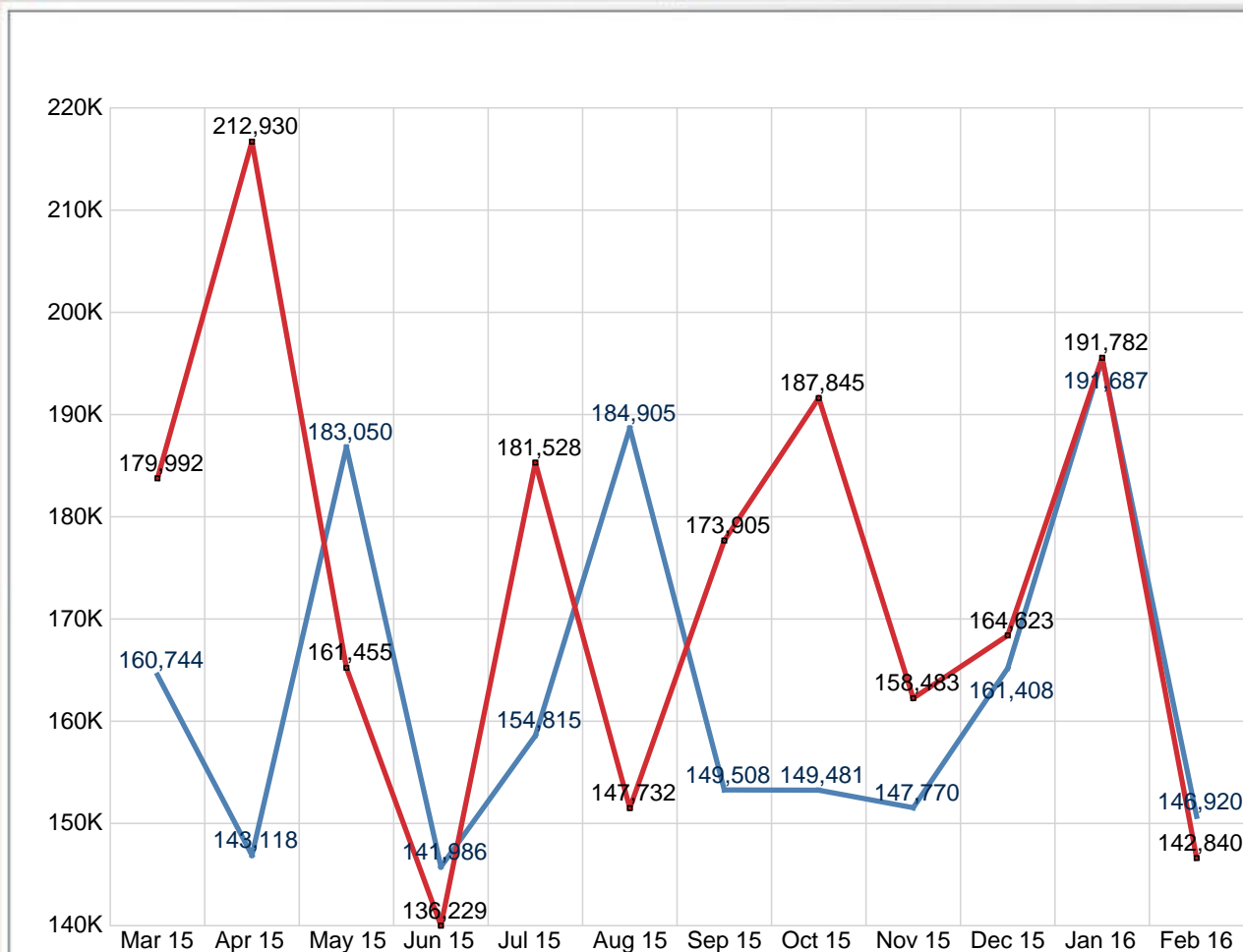
Report Produced on: Mar 10, 2016

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

2015	2016
146,920	142,840
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.78%</div> 	

#### YEAR TO DATE (YTD)

Jan - Feb 2015	Jan - Feb 2016
170,620	169,843
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.46%</div> 	

#### 12 MONTH COMPARATIVE

Mar 14 - Feb 15	Mar 15 - Feb 16
160,047	168,610
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">5.35%</div> 	