



# March 2016

Area Delimited by Zipcode 73044 - Residential  
Property Type

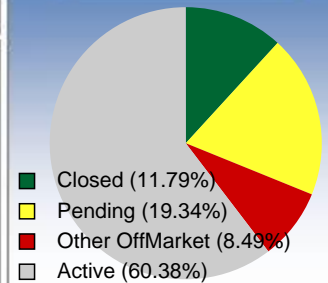


**Absorption:** Last 12 months, an Average of **28** Sales/Month

**Active Inventory** as of March 31, 2016 = **128**

	MARCH		
	2015	2016	+/- %
Closed Listings	29	25	-13.79%
Pending Listings	40	41	2.50%
New Listings	59	58	-1.69%
Median List Price	159,900	164,900	3.13%
Median Sale Price	157,000	164,900	5.03%
Median Percent of List Price to Selling Price	99.89%	100.00%	0.11%
Median Days on Market to Sale	33.00	19.00	-42.42%
End of Month Inventory	127	128	0.79%
Months Supply of Inventory	4.96	4.53	-8.73%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Apr 12, 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 March 2016 rose **0.79%** to 128 existing homes available for sale. Over the last 12 months this area has had an average of 28 closed sales per month. This represents an unsold inventory index of **4.53** 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 **5.03%** in March 2016 to \$164,900 versus the previous year at \$157,000.

### Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 14.00 days or **42.42%** in March 2016 compared to last year's same month at **33.00** DOM.

### Sales Success for March 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 58 New Listings in March 2016, down **1.69%** from last year at 59. Furthermore, there were 25 Closed Listings this month versus last year at 29, a **-13.79%** decrease.

Closed versus Listed trends yielded a **43.1%** ratio, down from last year's March 2016 at **49.2%**, a **12.31%** 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®

## March 2016

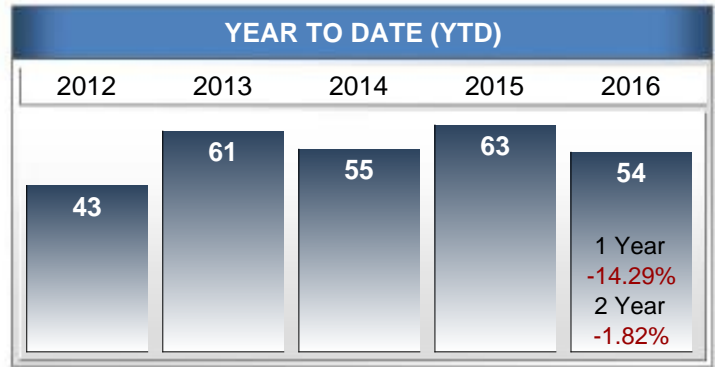
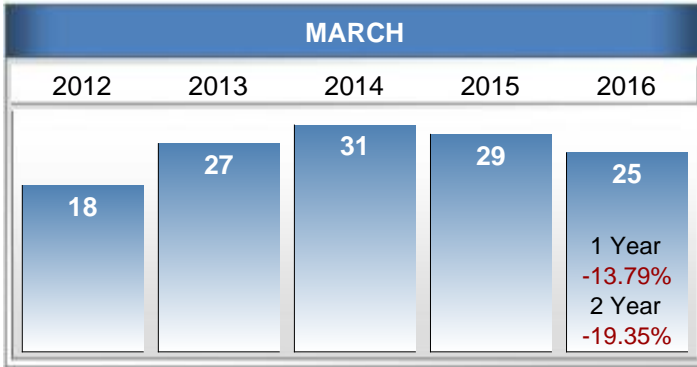
Closed Sales as of Apr 12, 2016



### Closed Listings

Report Produced on: Apr 12, 2016

Area Delimited by Zipcode 73044 - 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	2	8.00%	22.5	0	1	1	0
\$50,001 - \$75,000	2	8.00%	20.5	2	0	0	0
\$75,001 - \$150,000	5	20.00%	2.0	2	3	0	0
\$150,001 - \$175,000	5	20.00%	71.0	0	4	1	0
\$175,001 - \$200,000	3	12.00%	76.0	0	2	1	0
\$200,001 - \$250,000	5	20.00%	7.0	1	2	2	0
\$250,001 and up	3	12.00%	164.0	0	1	0	2
<b>Total Closed Units:</b>	<b>25</b>		<b>19.0</b>	<b>5</b>	<b>13</b>	<b>5</b>	<b>2</b>
<b>Total Closed Volume:</b>	<b>4,100,260</b>			<b>593.90K</b>	<b>2.06M</b>	<b>816.15K</b>	<b>633.20K</b>
<b>Median Closed Price:</b>	<b>\$164,900</b>			<b>\$109,900</b>	<b>\$159,900</b>	<b>\$190,000</b>	<b>\$316,600</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2016

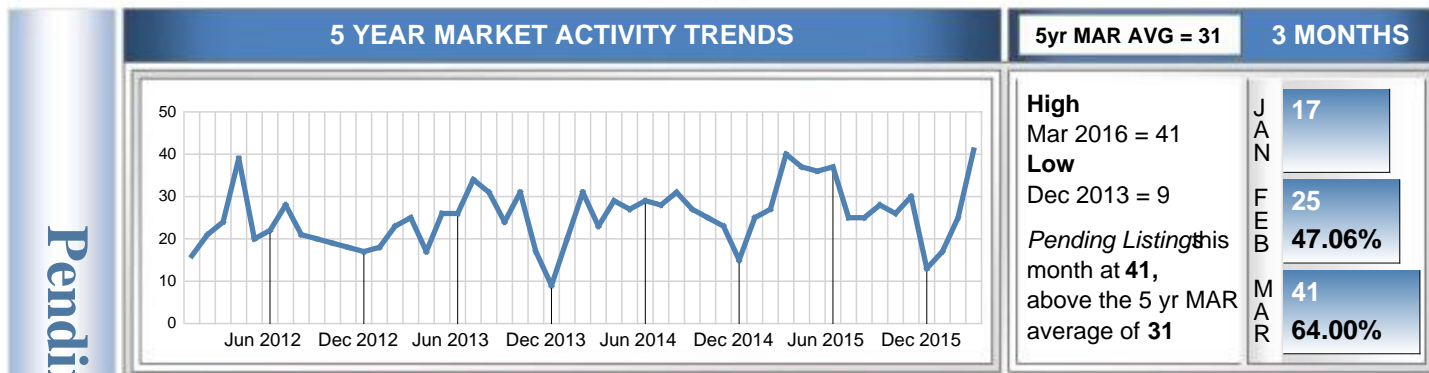
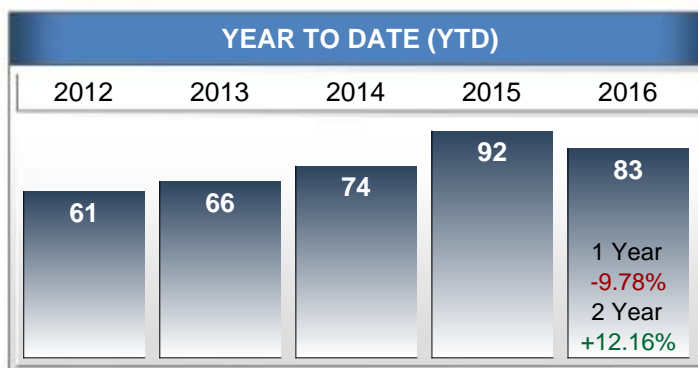
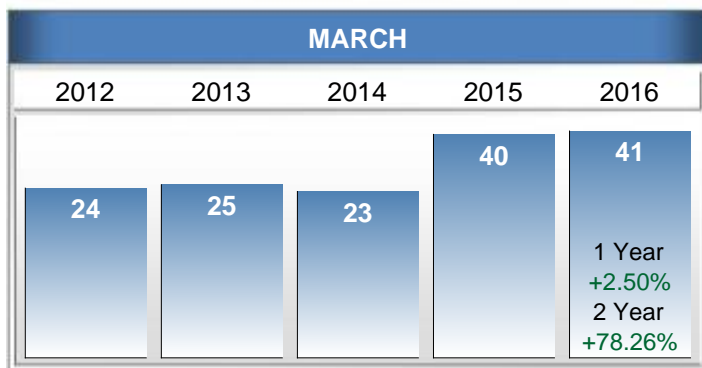
Pending Listings as of Apr 12, 2016



### Pending Listings

Report Produced on: Apr 12, 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+	
\$25,000 and less	1	2.44%	14.0	0	1	0	0	
\$25,001 - \$75,000	8	19.51%	35.0	4	3	0	1	
\$75,001 - \$150,000	7	17.07%	17.0	1	5	1	0	
\$150,001 - \$175,000	5	12.20%	11.0	0	5	0	0	
\$175,001 - \$225,000	10	24.39%	30.5	0	7	3	0	
\$225,001 - \$250,000	5	12.20%	68.0	0	4	1	0	
\$250,001 and up	5	12.20%	40.0	0	3	1	1	
Total Pending Units:				37.0	5	28	6	2
Total Pending Volume:					343.83K	4.70M	1.21M	323.20K
Median Listing Price:					\$55,000	\$179,500	\$210,825	\$161,600



# Monthly Inventory Analysis

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## March 2016

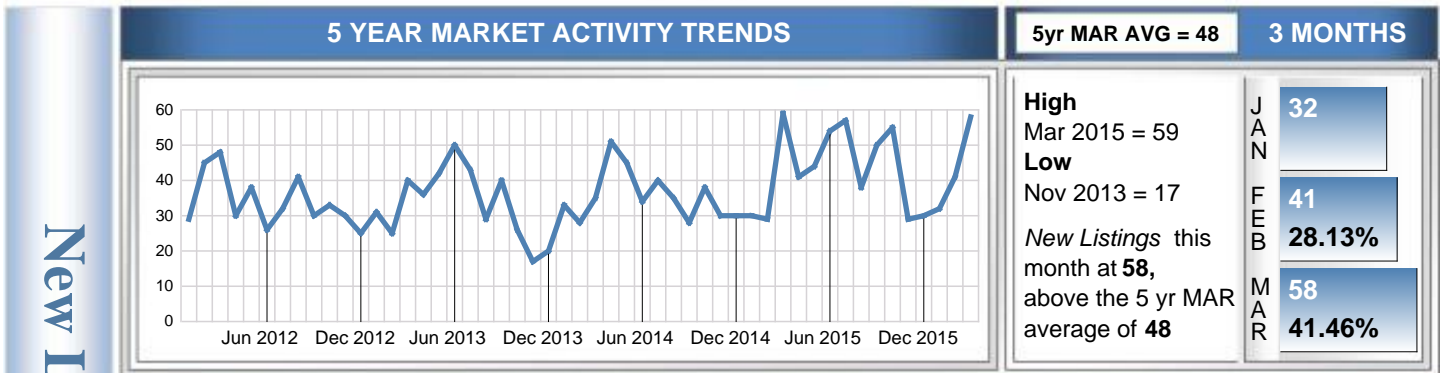
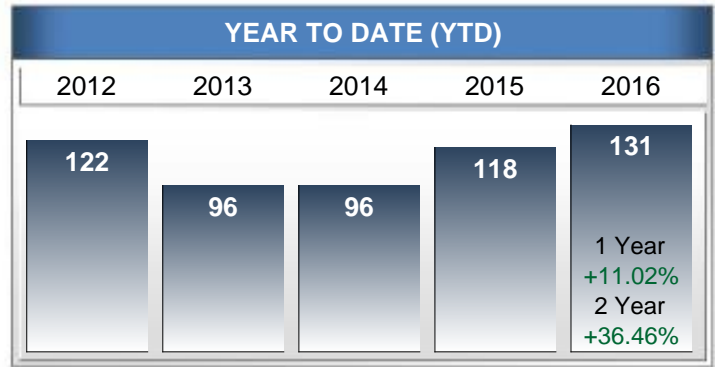
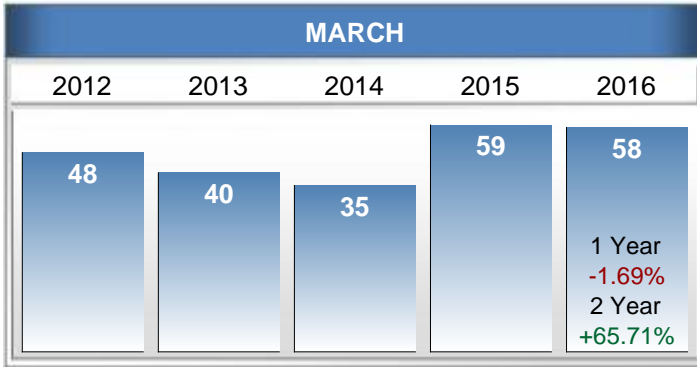
New Listings as of Apr 12, 2016



### New Listings

Report Produced on: Apr 12, 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	5	8.62%	1	3	1	0
\$50,001 - \$75,000	2	3.45%	1	1	0	0
\$75,001 - \$150,000	13	22.41%	2	11	0	0
\$150,001 - \$200,000	14	24.14%	1	10	3	0
\$200,001 - \$250,000	10	17.24%	0	6	4	0
\$250,001 - \$300,000	8	13.79%	0	4	3	1
\$300,001 and up	6	10.34%	0	1	2	3
<b>Total New Listed Units:</b>	<b>58</b>		<b>5</b>	<b>36</b>	<b>13</b>	<b>4</b>
<b>Total New Listed Volume:</b>	<b>11,334,422</b>		<b>489.40K</b>	<b>5.92M</b>	<b>3.08M</b>	<b>1.84M</b>
<b>Median New Listed Listing Price:</b>	<b>\$183,450</b>		<b>\$93,000</b>	<b>\$166,000</b>	<b>\$240,900</b>	<b>\$394,450</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2016

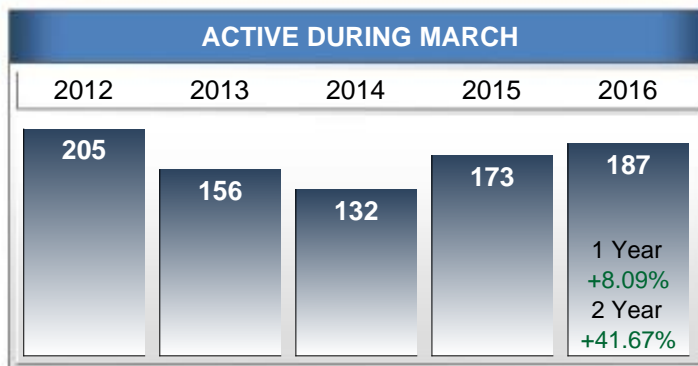
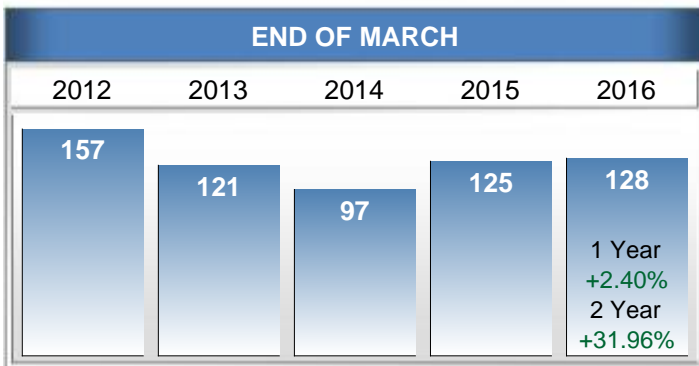
Active Inventory as of Apr 12, 2016



### Active Inventory

Report Produced on: Apr 12, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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**5yr MAR AVG = 126**    **3 MONTHS**

**High**  
Jan 2012 = 158

**Low**  
Mar 2014 = 97

*Inventory* this month at **128**, above the 5 yr MAR average of **126**

JAN	128
FEB	129
MAR	128
0.78% change from Feb	
-0.78% change from Jan	

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	9	7.03%	44.0	4	3	2	0		
\$50,001 - \$100,000	17	13.28%	76.0	3	12	1	1		
\$100,001 - \$150,000	13	10.16%	87.0	0	11	2	0		
\$150,001 - \$200,000	29	22.66%	59.0	1	18	8	2		
\$200,001 - \$250,000	28	21.88%	63.5	1	12	12	3		
\$250,001 - \$300,000	20	15.63%	68.5	0	6	10	4		
\$300,001 and up	12	9.38%	34.5	0	4	5	3		
Total Active Inventory by Units:				128	59.0	9	66	40	13
Total Active Inventory by Volume:				25,444,505		792.20K	11.48M	9.41M	3.77M
Median Active Inventory Listing Price:				\$199,400		\$71,900	\$165,241	\$241,550	\$254,700



# Monthly Inventory Analysis

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## March 2016

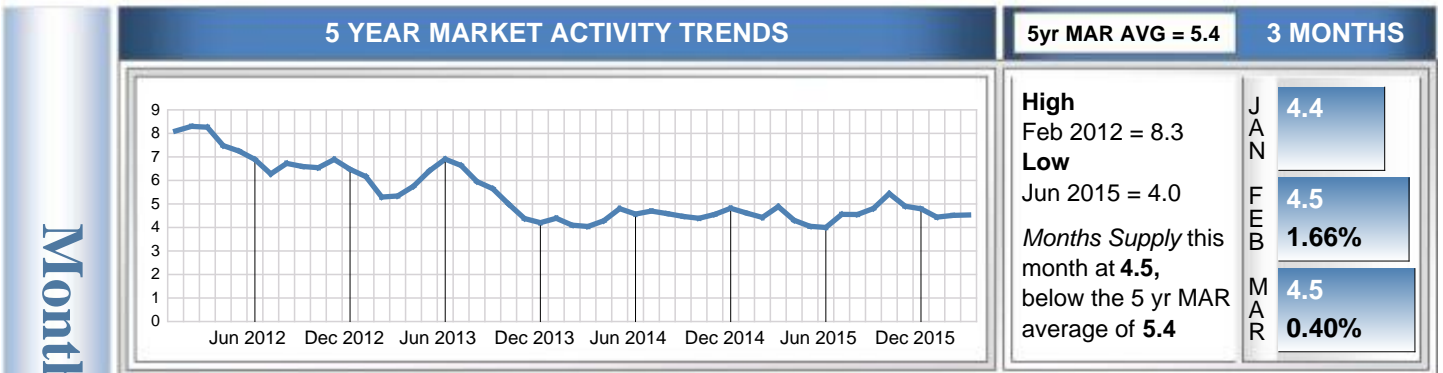
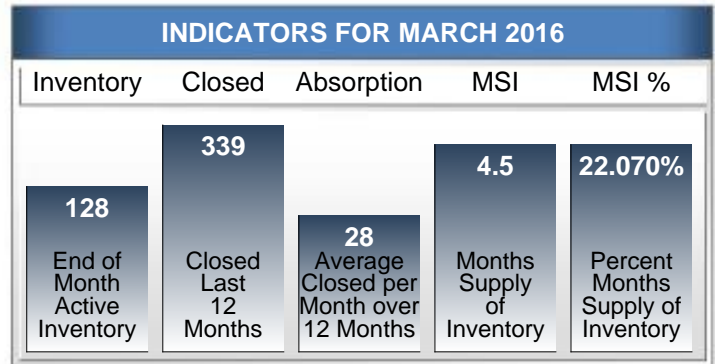
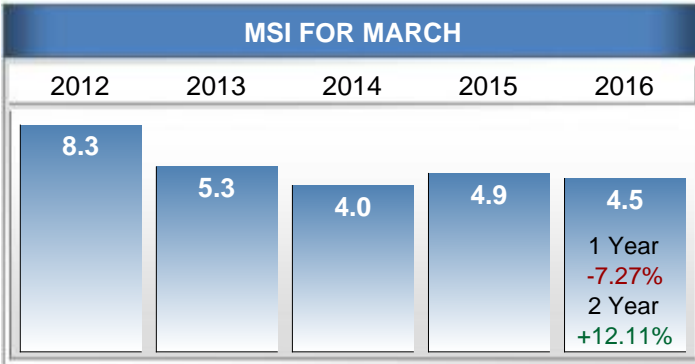
Active Inventory as of Apr 12, 2016



### Months Supply of Inventory

Report Produced on: Apr 12, 2016

Area Delimited by Zipcode 73044 - 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+	
\$50,000 and less	9		7.03%	3.4	2.8	3.6	6.0	0.0	
\$50,001 - \$100,000	17		13.28%	3.7	1.8	4.4	6.0	0.0	
\$100,001 - \$150,000	13		10.16%	2.6	0.0	2.9	3.0	0.0	
\$150,001 - \$200,000	29		22.66%	4.2	0.0	3.6	4.6	24.0	
\$200,001 - \$250,000	28		21.88%	4.3	12.0	3.1	5.1	18.0	
\$250,001 - \$300,000	20		15.63%	18.5	0.0	14.4	60.0	8.0	
\$300,001 and up	12		9.38%	7.6	0.0	4.8	20.0	6.0	
MSI:					4.5	2.5	3.8	7.1	9.2
Total Active Inventory:					128	9	66	40	13



# Monthly Inventory Analysis

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## March 2016

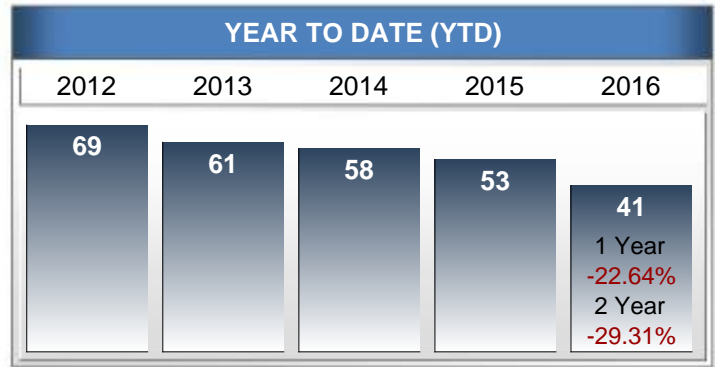
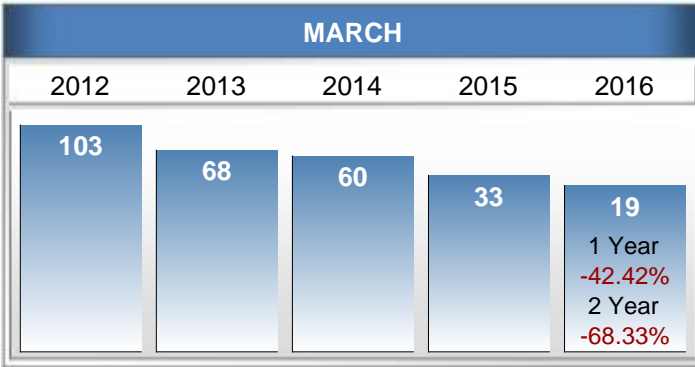
Closed Sales as of Apr 12, 2016



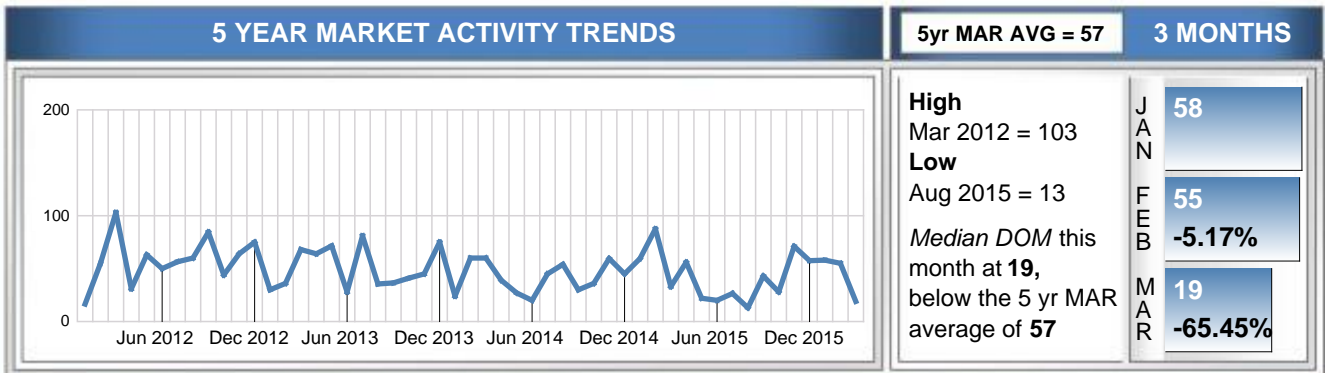
### Median Days on Market to Sale

Report Produced on: Apr 12, 2016

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	2			8.00%	22.5	0.0	16.0	29.0	0.0
\$50,001 \$75,000	2			8.00%	20.5	20.5	0.0	0.0	0.0
\$75,001 \$150,000	5			20.00%	2.0	4.0	2.0	0.0	0.0
\$150,001 \$175,000	5			20.00%	71.0	0.0	92.0	19.0	0.0
\$175,001 \$200,000	3			12.00%	76.0	0.0	42.0	76.0	0.0
\$200,001 \$250,000	5			20.00%	7.0	6.0	106.0	4.5	0.0
\$250,001 and up	3			12.00%	164.0	0.0	139.0	0.0	172.0
Median Closed DOM:	19.0					6.0	27.0	19.0	172.0
Total Closed Units:	25					5	13	5	2
Total Closed Volume:	4,100,260					593.90K	2.06M	816.15K	633.20K

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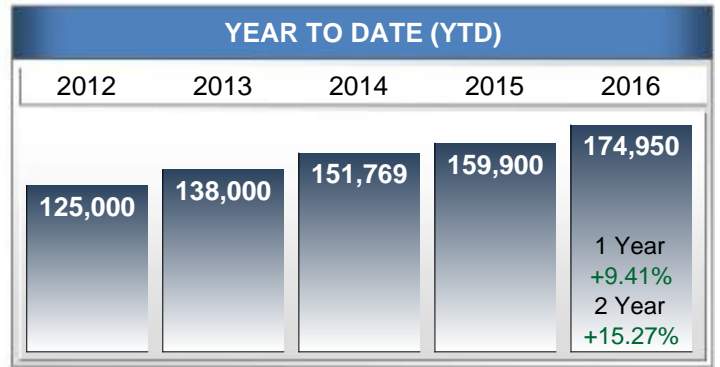
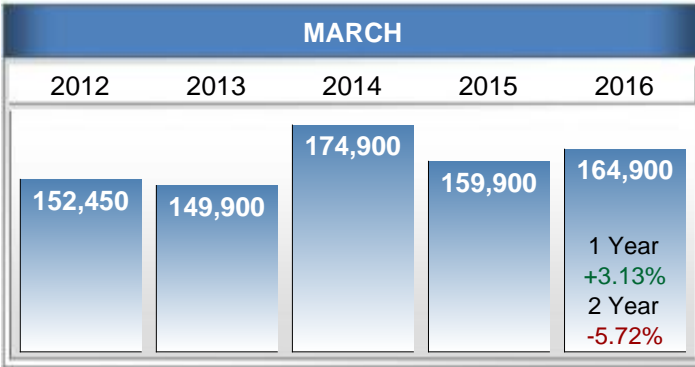
Closed Sales as of Apr 12, 2016



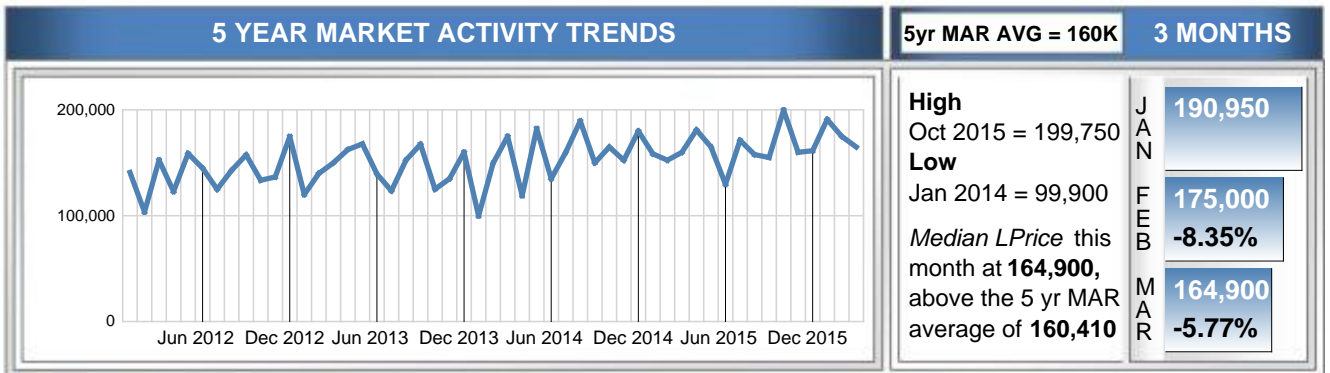
### Median List Price at Closing

Report Produced on: Apr 12, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price



#### 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	12.00%	39,900	44,600	36,000	39,900	0
\$50,001 - \$75,000	2	8.00%	62,450	65,000	59,900	0	0
\$75,001 - \$150,000	4	16.00%	121,950	124,900	104,700	0	0
\$150,001 - \$175,000	5	20.00%	159,900	0	159,400	174,900	0
\$175,001 - \$200,000	5	20.00%	193,000	0	189,900	194,450	0
\$200,001 - \$250,000	4	16.00%	232,300	250,000	219,900	210,000	244,700
\$250,001 and up	2	8.00%	342,000	0	285,000	0	399,000
Median List Price:	\$164,900			\$109,900	\$159,900	\$193,000	\$321,850
Total Closed Units:	25			5	13	5	2
Total List Volume:	4,088,000			609.40K	2.02M	813.70K	643.70K

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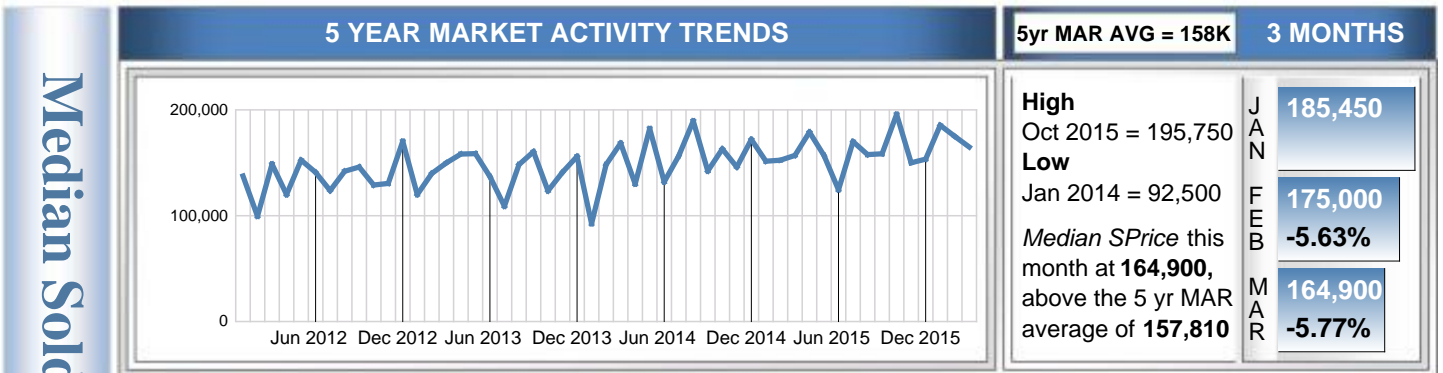
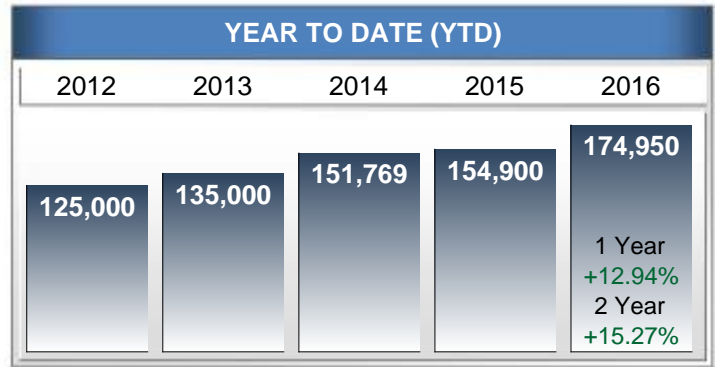
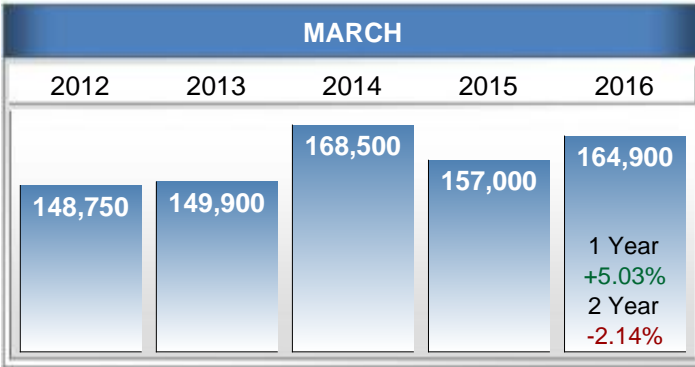
Closed Sales as of Apr 12, 2016



### Median Sold Price at Closing

Report Produced on: Apr 12, 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+
\$50,000 and less	2		8.00%	38,005	0	40,009	36,000	0
\$50,001 \$75,000	2		8.00%	57,750	57,750	0	0	0
\$75,001 \$150,000	5		20.00%	109,900	122,950	95,001	0	0
\$150,001 \$175,000	5		20.00%	159,900	0	159,400	174,900	0
\$175,001 \$200,000	3		12.00%	190,000	0	185,000	190,000	0
\$200,001 \$250,000	5		20.00%	207,000	232,500	204,950	207,625	0
\$250,001 and up	3		12.00%	305,000	0	305,000	0	316,600
Median Closed Price:	\$164,900				\$109,900	\$159,900	\$190,000	\$316,600
Total Closed Units:	25				5	13	5	2
Total Closed Volume:	4,100,260				593.90K	2.06M	816.15K	633.20K



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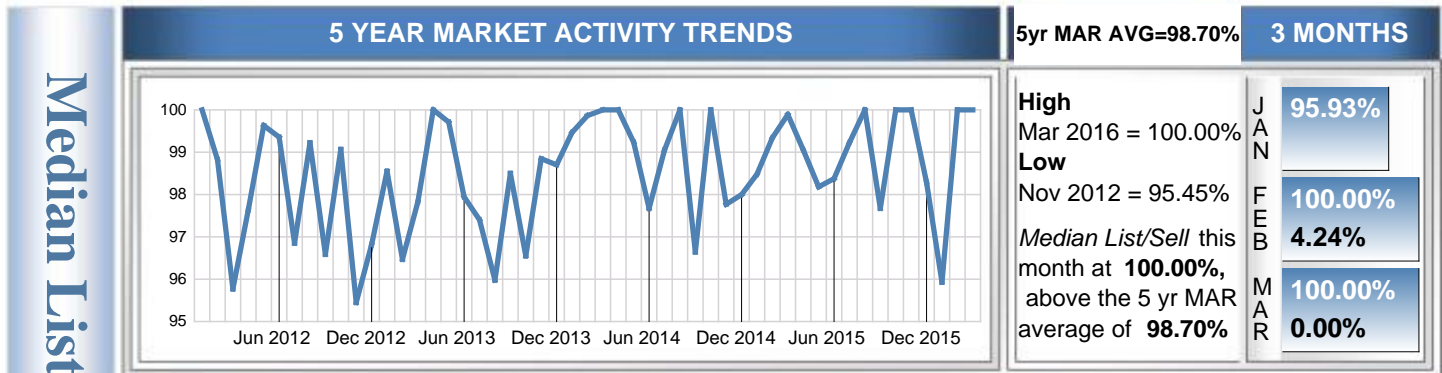
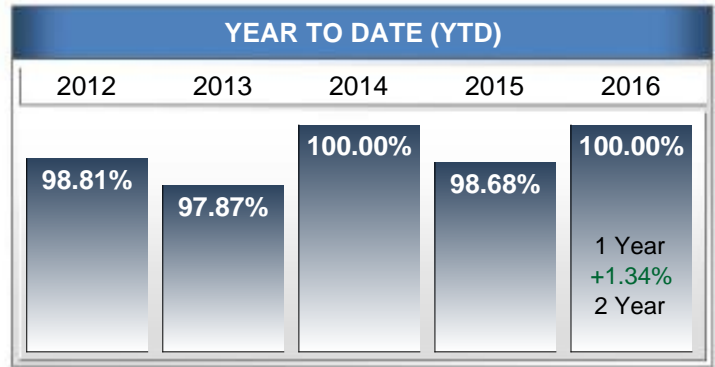
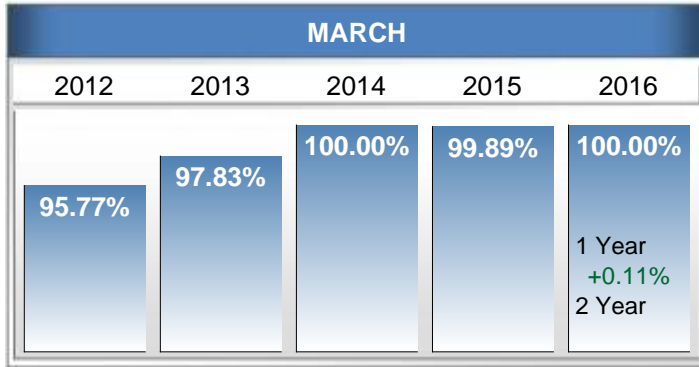
Closed Sales as of Apr 12, 2016



### Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



Median List/Sell Price

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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+
\$50,000 and less	2	8.00%	100.68%	0.00%	111.14%	90.23%	0.00%
\$50,001 - \$75,000	2	8.00%	106.61%	106.61%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	5	20.00%	100.00%	98.61%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	5	20.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$175,001 - \$200,000	3	12.00%	98.63%	0.00%	99.34%	98.45%	0.00%
\$200,001 - \$250,000	5	20.00%	100.00%	93.00%	97.82%	102.39%	0.00%
\$250,001 and up	3	12.00%	107.02%	0.00%	107.02%	0.00%	100.54%
Median List/Sell Ratio:	100.00%			100.00%	100.00%	100.00%	100.54%
Total Closed Units:	25			5	13	5	2
Total Closed Volume:	4,100,260			593.90K	2.06M	816.15K	633.20K



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## March 2016

Inventory as of Apr 12, 2016



### Market Summary

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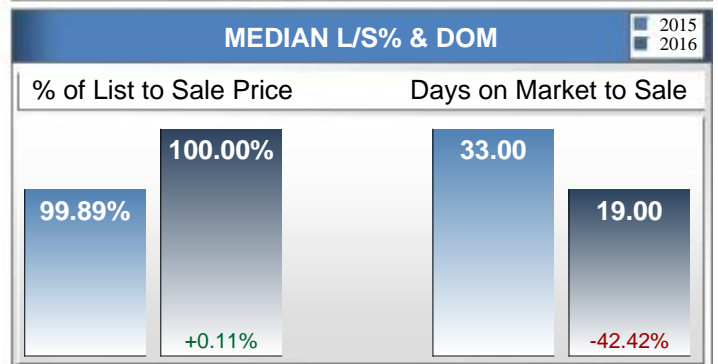
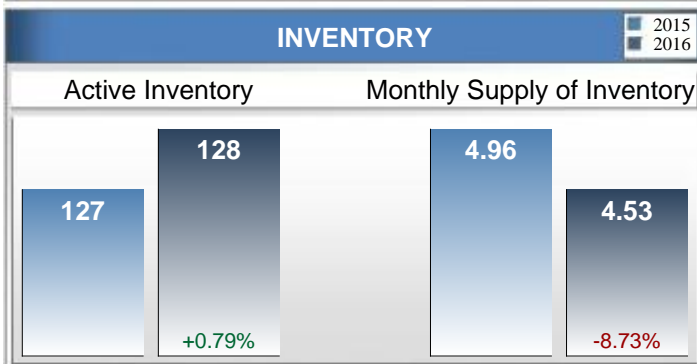
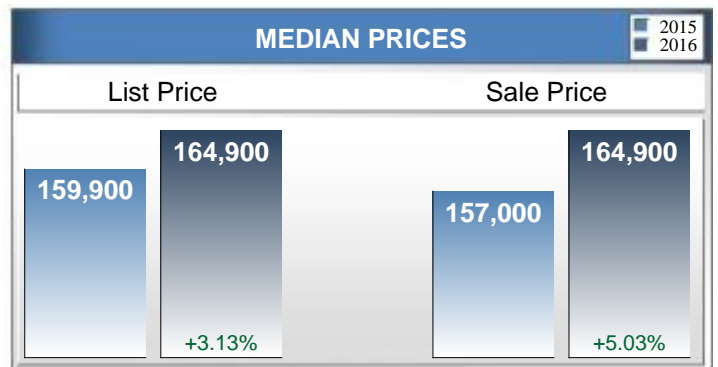
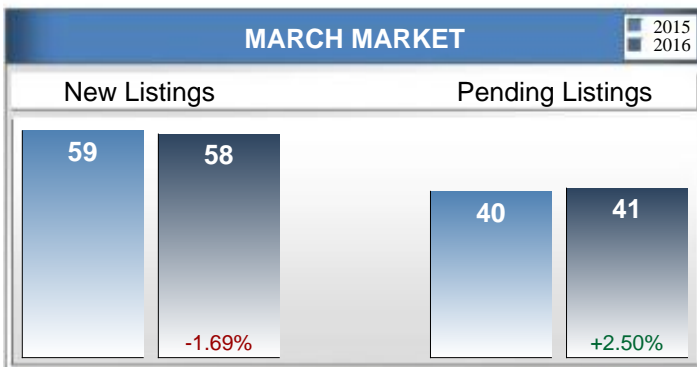
Area Delimited by Zipcode 73044 - Residential Property Type



**Absorption:** Last 12 months, an Average of 28 Sales/Month

**Active Inventory** as of March 31, 2016 = 128

	MARCH			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	29	25	-13.79%	63	54	-14.29%
Pending Sales	40	41	2.50%	92	83	-9.78%
New Listings	59	58	-1.69%	118	131	11.02%
Median List Price	159,900	164,900	3.13%	159,900	174,950	9.41%
Median Sale Price	157,000	164,900	5.03%	154,900	174,950	12.94%
Median Percent of List Price to Selling Price	99.89%	100.00%	0.11%	98.68%	100.00%	1.34%
Median Days on Market to Sale	33.00	19.00	-42.42%	53.00	41.00	-22.64%
Monthly Inventory	127	128	0.79%	127	128	0.79%
Months Supply of Inventory	4.96	4.53	-8.73%	4.96	4.53	-8.73%





# March 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

Report Produced on: Apr 12, 2016

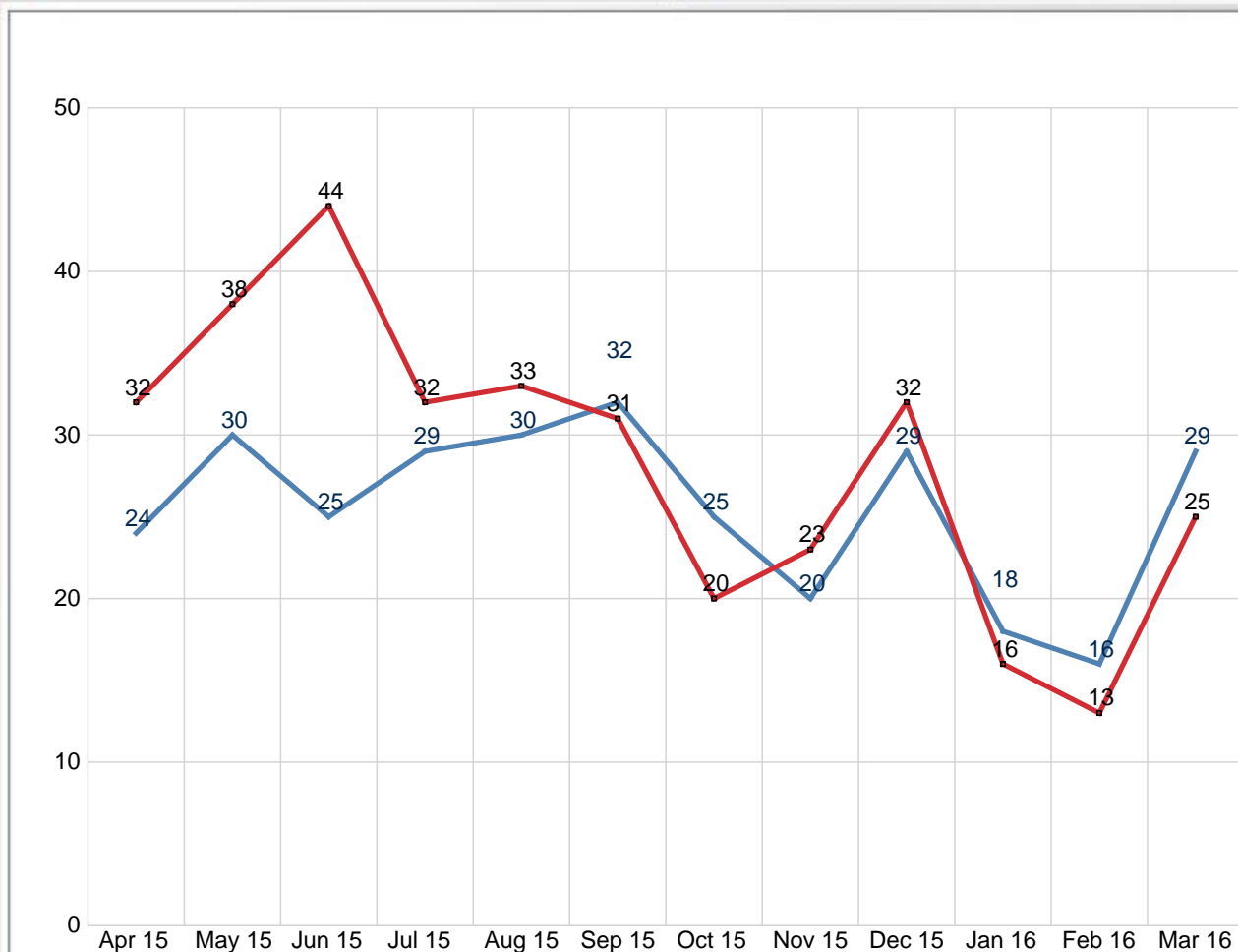
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ April 2014 - March 2015 (Previous Year)



### Comparative Analysis

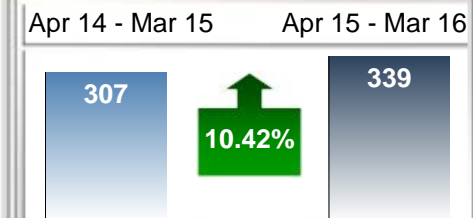
#### MARCH



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# March 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

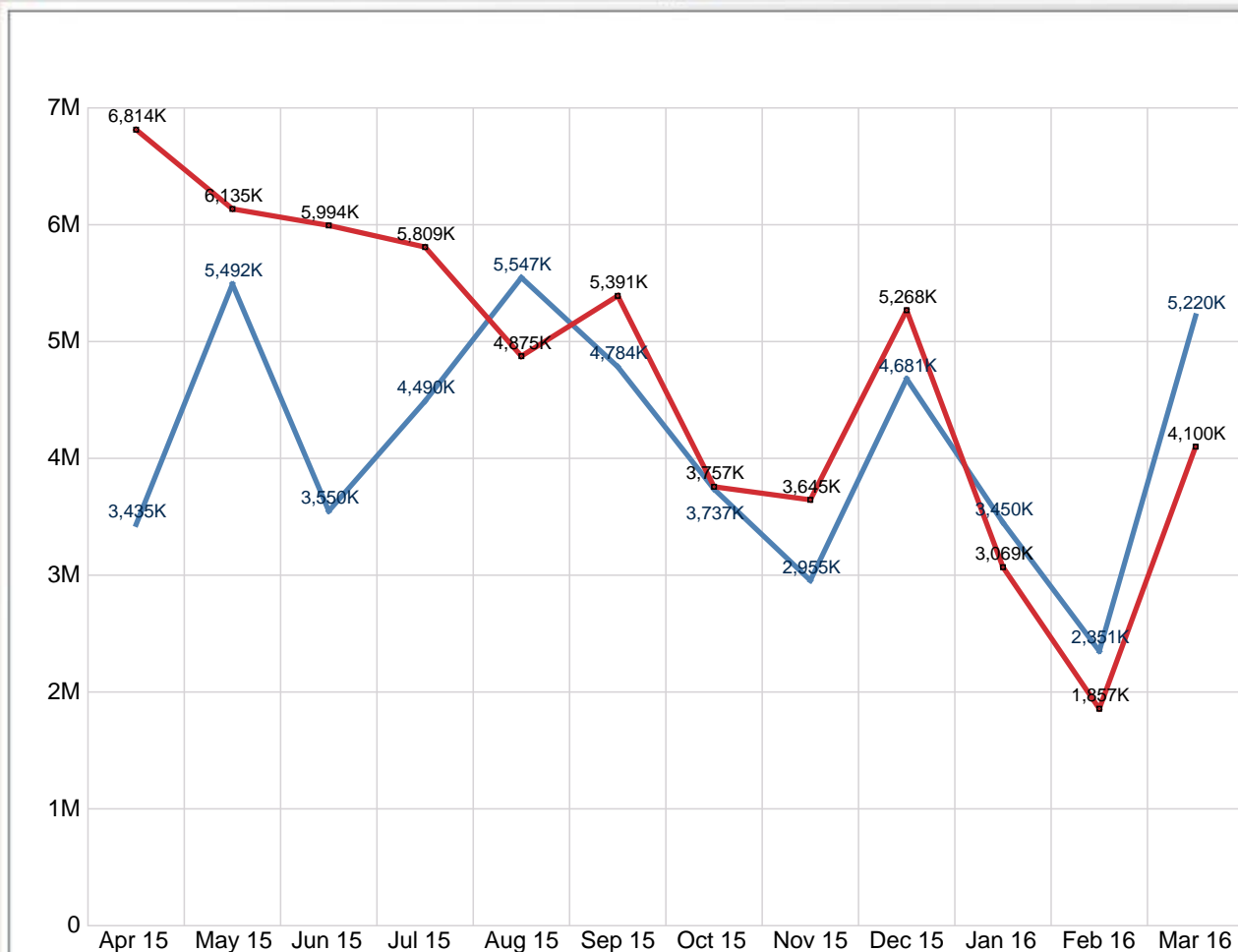
Report Produced on: Apr 12, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

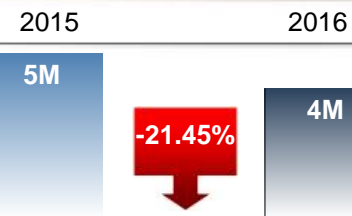
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■ April 2015 - March 2016 (Current Year with Values)
 ■ April 2014 - March 2015 (Previous Year)

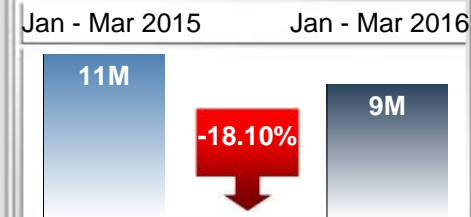


### Comparative Analysis

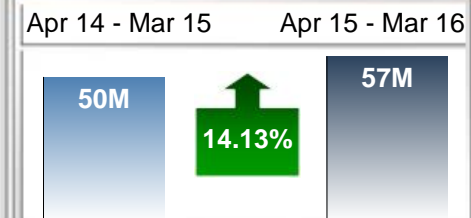
#### MARCH



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# March 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

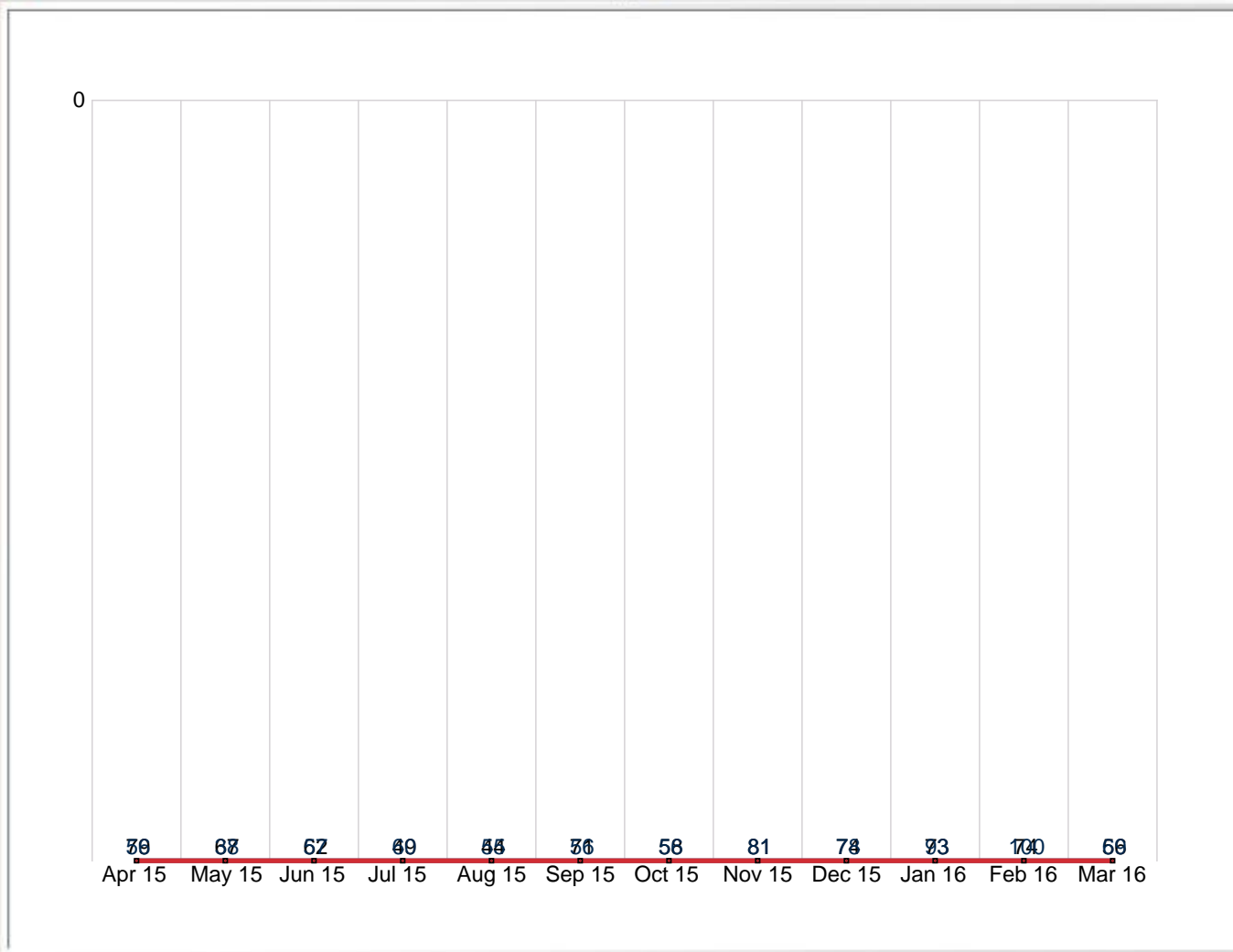
Report Produced on: Apr 12, 2016

Market Trends

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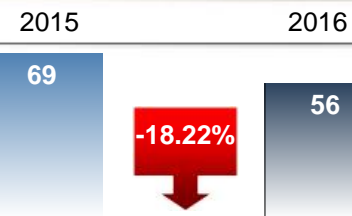
■ April 2015 - March 2016 (Current Year with Values)

■ April 2014 - March 2015 (Previous Year)

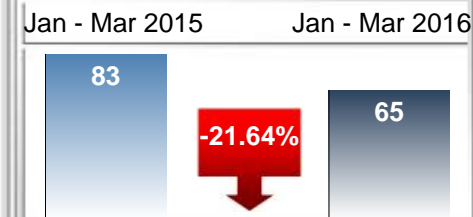


Comparative Analysis

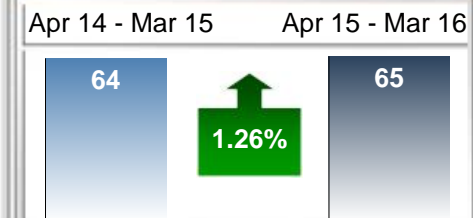
### MARCH



### YEAR TO DATE (YTD)



### 12 MONTH COMPARATIVE





# March 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

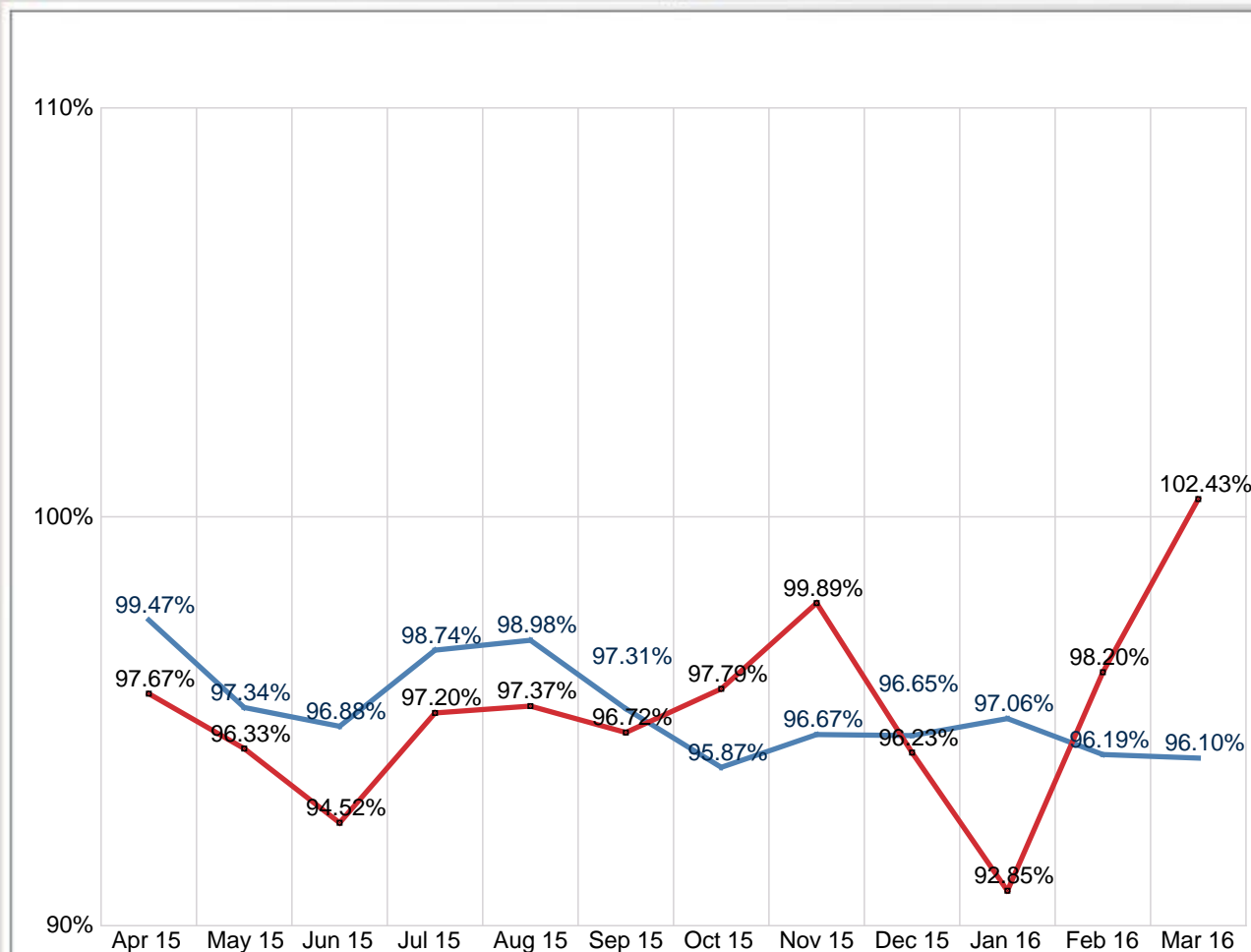
Report Produced on: Apr 12, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### MARCH

2015	2016
96.10%	102.43%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 6.59%	

#### YEAR TO DATE (YTD)

Jan - Mar 2015	Jan - Mar 2016
96.40%	98.58%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.26%	

#### 12 MONTH COMPARATIVE

Apr 14 - Mar 15	Apr 15 - Mar 16
97.34%	97.12%
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -0.22%	



# March 2016

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

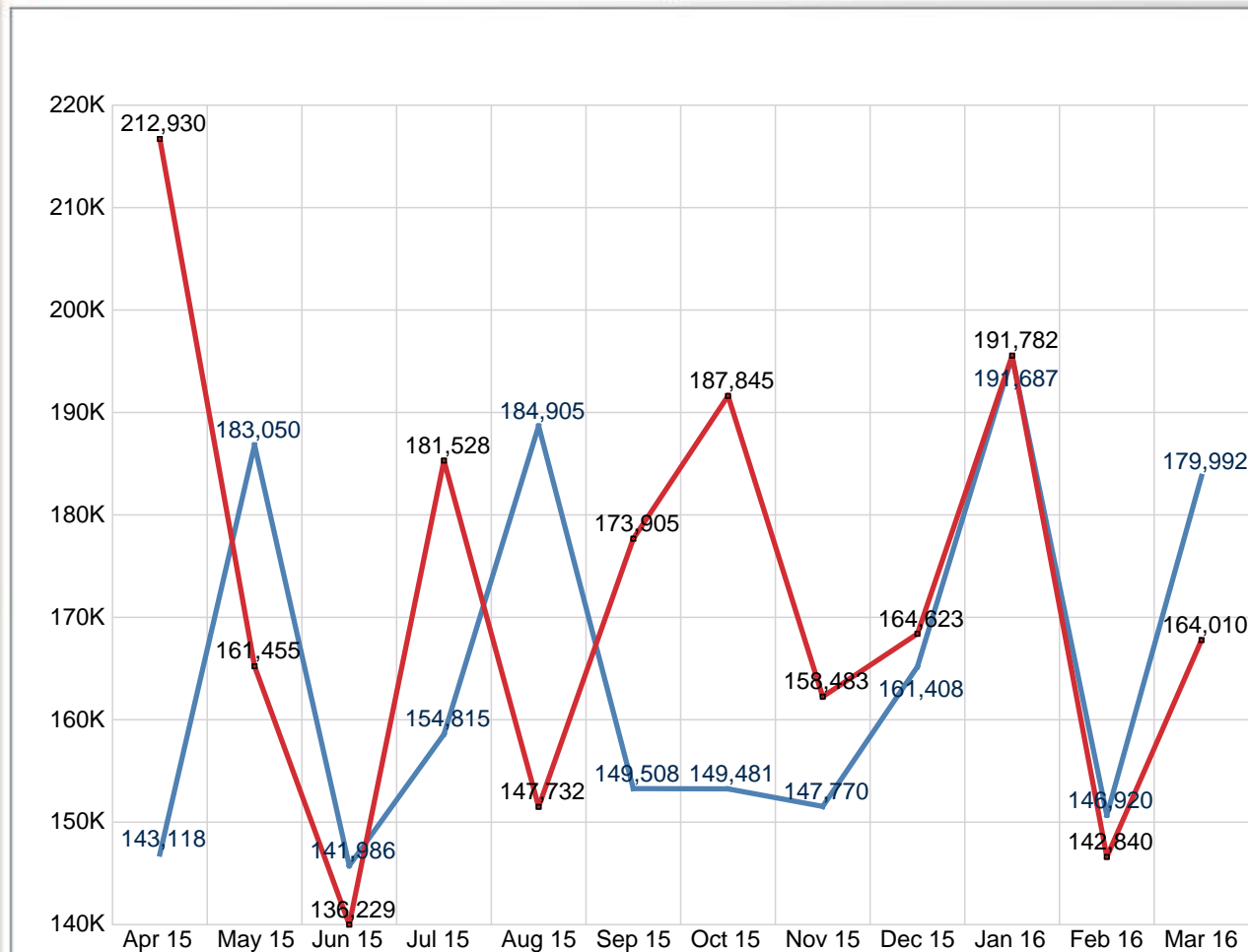
Report Produced on: Apr 12, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### MARCH

2015	2016
179,992	164,010
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.88%</div> 	

#### YEAR TO DATE (YTD)

Jan - Mar 2015	Jan - Mar 2016
174,934	167,143
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.45%</div> 	

#### 12 MONTH COMPARATIVE

Apr 14 - Mar 15	Apr 15 - Mar 16
161,860	167,298
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">3.36%</div> 	