



March 2016

Area Delimited by County Of Logan -
Residential Property Type

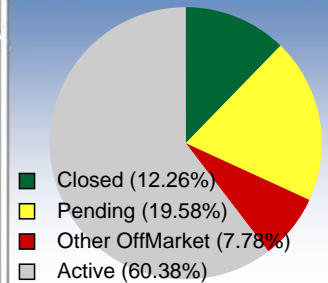


Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of March 31, 2016 = **256**

	MARCH		
	2015	2016	+/- %
Closed Listings	69	52	-24.64%
Pending Listings	80	83	3.75%
New Listings	116	111	-4.31%
Median List Price	190,000	197,900	4.16%
Median Sale Price	183,500	199,450	8.69%
Median Percent of List Price to Selling Price	99.89%	100.00%	0.11%
Median Days on Market to Sale	28.00	33.50	19.64%
End of Month Inventory	255	256	0.39%
Months Supply of Inventory	4.17	4.20	0.67%

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 **0.39%** to 256 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **4.20** 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 **8.69%** in March 2016 to \$199,450 versus the previous year at \$183,500.

Median Days on Market Lengthens

The median number of **33.50** days that homes spent on the market before selling increased by 5.50 days or **19.64%** in March 2016 compared to last year's same month at **28.00** DOM.

Sales Success for March 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 111 New Listings in March 2016, down **4.31%** from last year at 116. Furthermore, there were 52 Closed Listings this month versus last year at 69, a **-24.64%** decrease.

Closed versus Listed trends yielded a **46.8%** ratio, down from last year's March 2016 at **59.5%**, a **21.24%** 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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March 2016

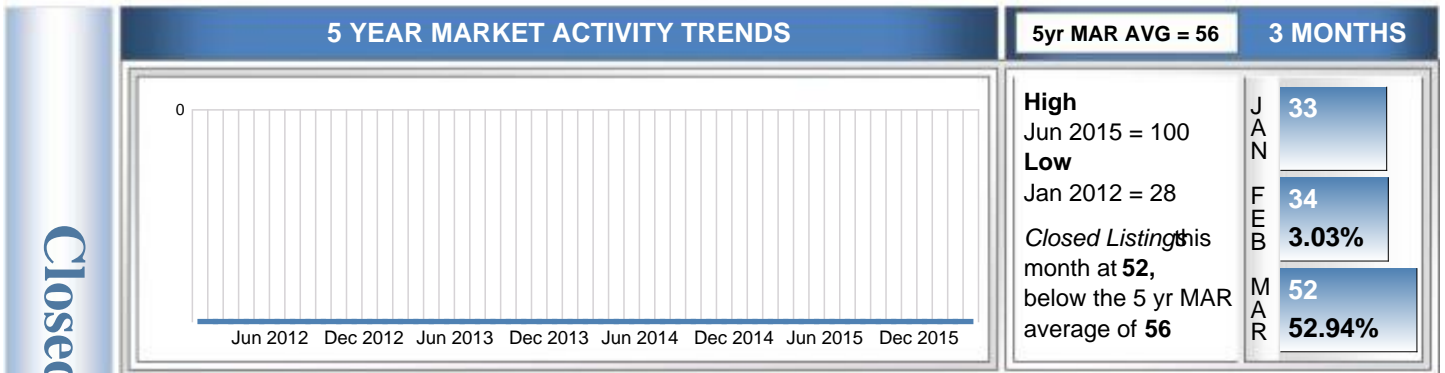
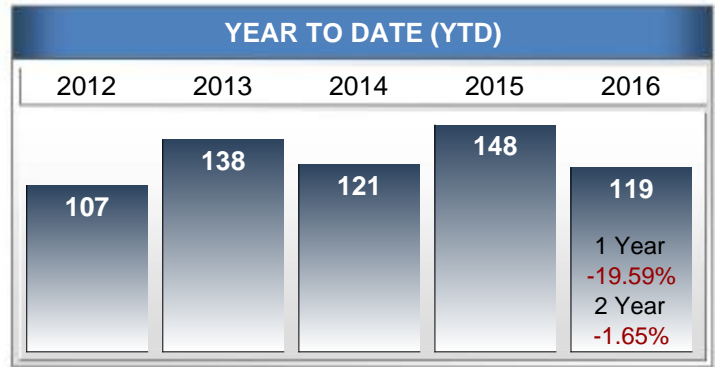
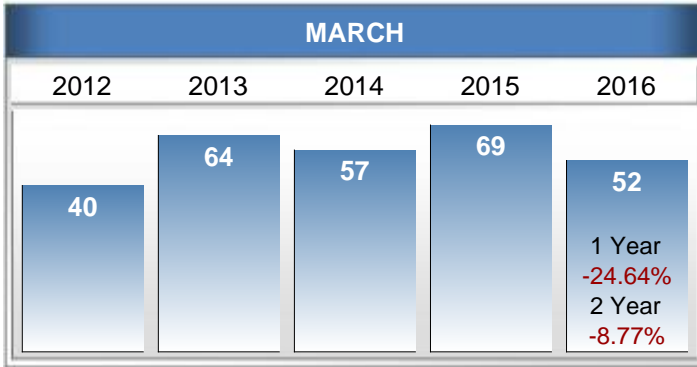
Closed Sales as of Apr 12, 2016



Closed Listings

Report Produced on: Apr 12, 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Listings

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CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	4	7.69%	22.5	0	2	2	0
\$50,001 - \$75,000	5	9.62%	11.0	2	3	0	0
\$75,001 - \$150,000	6	11.54%	4.0	2	4	0	0
\$150,001 - \$250,000	16	30.77%	53.5	1	10	5	0
\$250,001 - \$300,000	5	9.62%	96.0	0	1	3	1
\$300,001 - \$400,000	10	19.23%	116.5	0	5	4	1
\$400,001 and up	6	11.54%	25.0	0	1	5	0
Total Closed Units:	52		33.5	5	26	19	2
Total Closed Volume:	11,391,328			593.90K	4.80M	5.37M	633.20K
Median Closed Price:	\$199,450			\$109,900	\$172,450	\$276,500	\$316,600



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2016

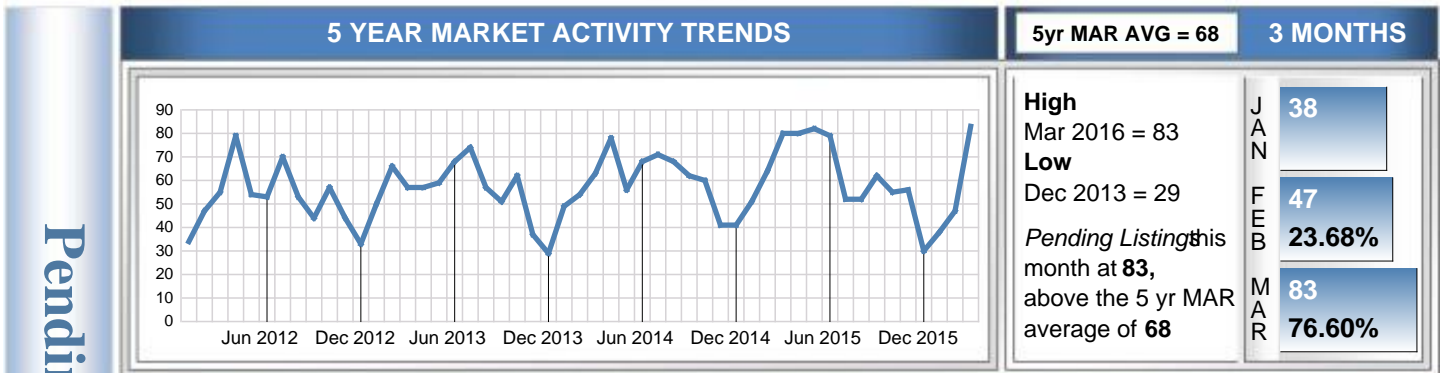
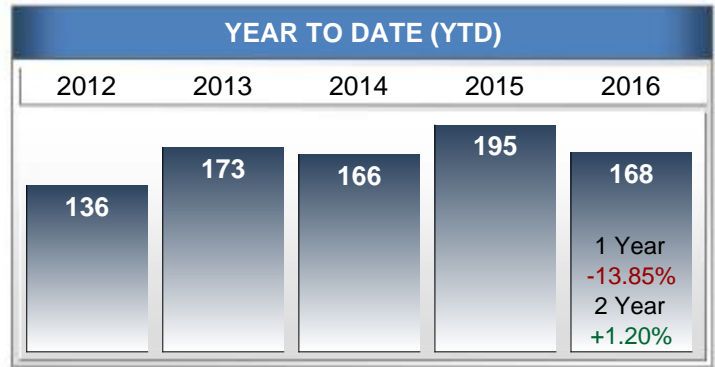
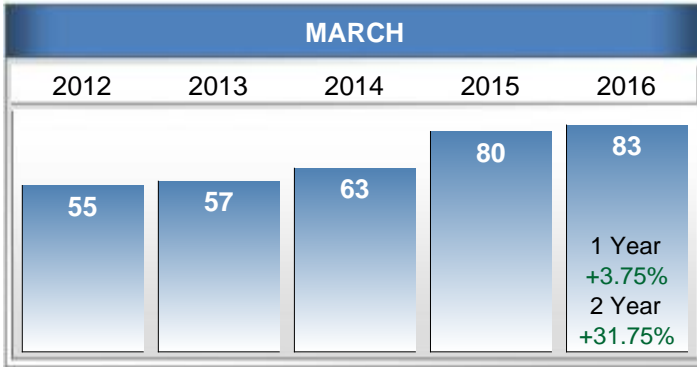
Pending Listings as of Apr 12, 2016



Pending Listings

Report Produced on: Apr 12, 2016

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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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+
\$50,000 and less	9	10.84%	26.0	2	4	2	1
\$50,001 - \$100,000	9	10.84%	47.0	2	5	1	1
\$100,001 - \$150,000	10	12.05%	26.0	3	7	0	0
\$150,001 - \$225,000	24	28.92%	30.0	0	17	7	0
\$225,001 - \$250,000	10	12.05%	56.0	0	5	4	1
\$250,001 - \$325,000	10	12.05%	47.0	0	5	4	1
\$325,001 and up	11	13.25%	42.0	0	5	5	1
Total Pending Units:	83		40.0	7	48	23	5
Total Pending Volume:	16,262,379			587.83K	9.03M	5.52M	1.12M
Median Listing Price:	\$197,500			\$75,000	\$184,450	\$248,500	\$249,900



Monthly Inventory Analysis

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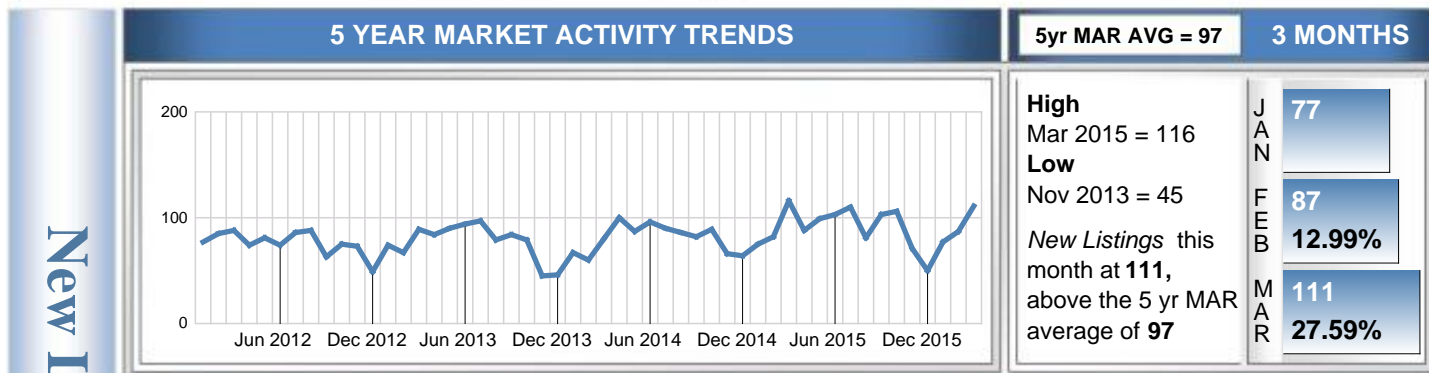
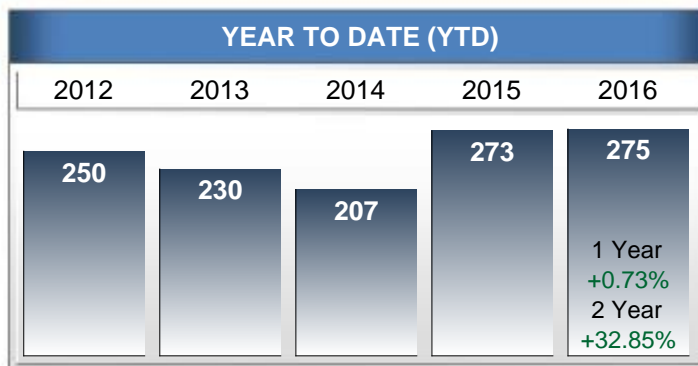
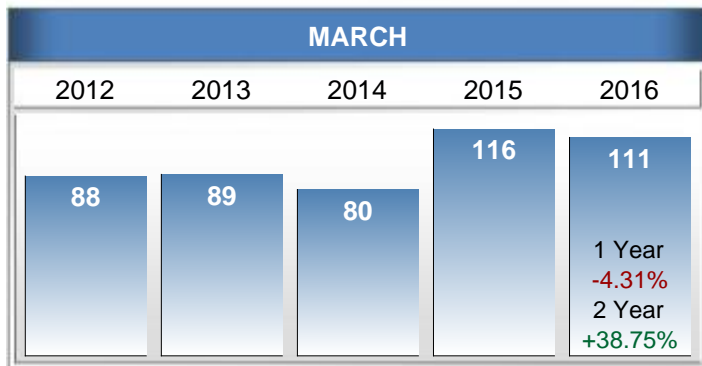
New Listings as of Apr 12, 2016



New Listings

Report Produced on: Apr 12, 2016

Area Delimited by County Of Logan - 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+
\$75,000 and less	8	7.21%	2	5	1	0
\$75,001 - \$125,000	15	13.51%	1	12	2	0
\$125,001 - \$175,000	16	14.41%	3	11	2	0
\$175,001 - \$275,000	31	27.93%	0	16	15	0
\$275,001 - \$300,000	12	10.81%	0	4	7	1
\$300,001 - \$400,000	17	15.32%	0	5	10	2
\$400,001 and up	12	10.81%	0	0	9	3
Total New Listed Units:	111		6	53	46	6
Total New Listed Volume:	27,625,691		624.40K	9.42M	13.57M	4.01M
Median New Listed Listing Price:	\$212,000		\$114,000	\$170,000	\$288,900	\$435,950



Monthly Inventory Analysis

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March 2016

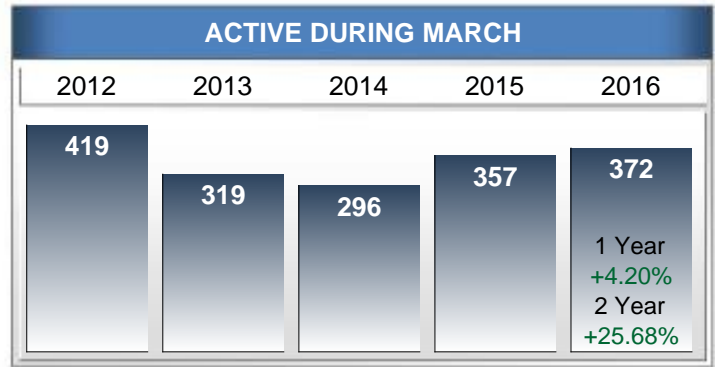
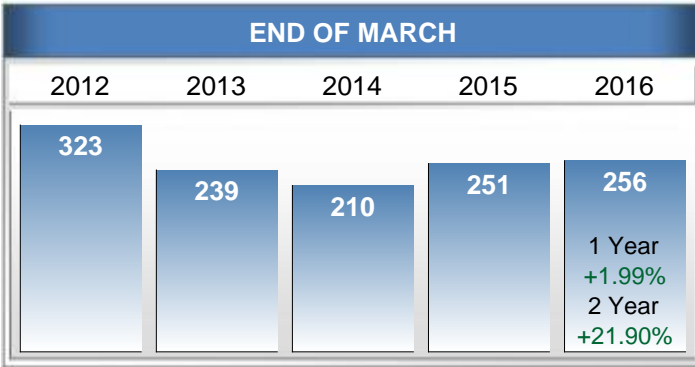
Active Inventory as of Apr 12, 2016



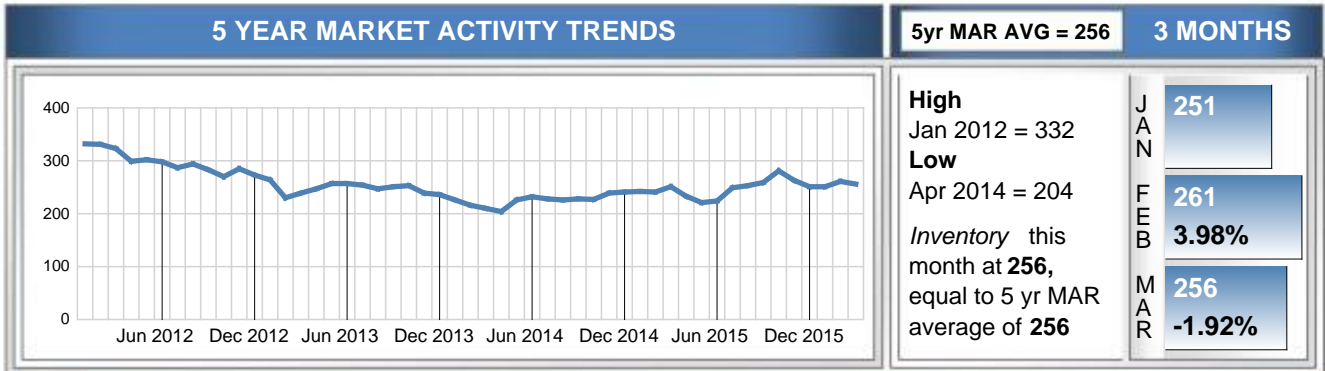
Active Inventory

Report Produced on: Apr 12, 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	16	6.25%	86.0	6	7	2	1		
\$75,001 - \$125,000	34	13.28%	52.0	5	23	6	0		
\$125,001 - \$175,000	27	10.55%	42.0	1	20	6	0		
\$175,001 - \$275,000	76	29.69%	61.0	1	30	38	7		
\$275,001 - \$325,000	48	18.75%	70.5	0	15	31	2		
\$325,001 - \$400,000	24	9.38%	66.5	0	9	12	3		
\$400,001 and up	31	12.11%	42.0	0	4	22	5		
Total Active Inventory by Units:				256	57.0	13	108	117	18
Total Active Inventory by Volume:				67,489,704		1.19M	22.14M	36.84M	7.32M
Median Active Inventory Listing Price:				\$239,900		\$93,000	\$191,450	\$284,500	\$299,800

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2016

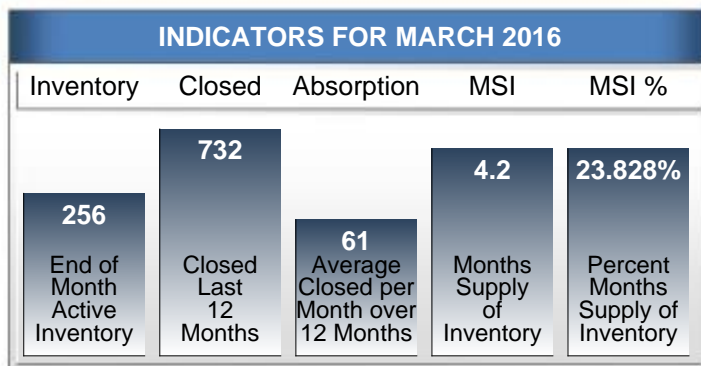
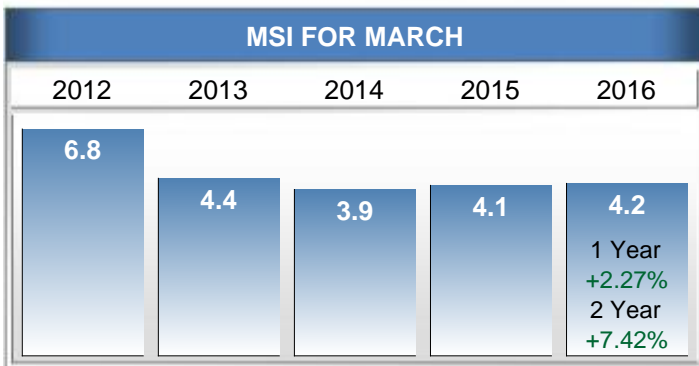
Active Inventory as of Apr 12, 2016



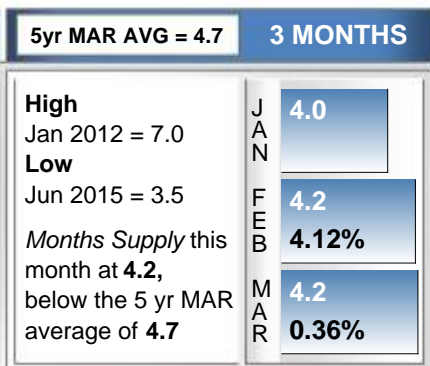
Months Supply of Inventory

Report Produced on: Apr 12, 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	16	6.25%	2.2	2.0	2.0	2.7	12.0	
\$75,001 - \$125,000	34	13.28%	5.0	3.8	4.8	9.0	0.0	
\$125,001 - \$175,000	27	10.55%	3.0	6.0	2.9	3.8	0.0	
\$175,001 - \$275,000	76	29.69%	3.9	3.0	2.9	4.9	8.4	
\$275,001 - \$325,000	48	18.75%	6.4	0.0	6.9	6.6	3.0	
\$325,001 - \$400,000	24	9.38%	4.5	0.0	7.7	3.6	3.6	
\$400,001 and up	31	12.11%	5.5	0.0	5.3	4.9	12.0	
MSI:	4.2			2.7	3.6	5.0	5.8	
Total Active Inventory:	256			13	108	117	18	



Monthly Inventory Analysis

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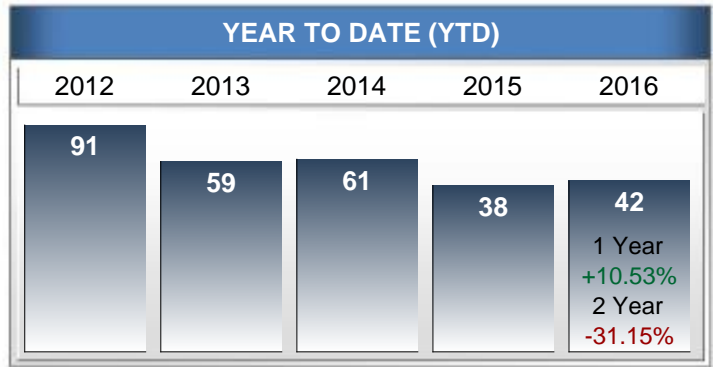
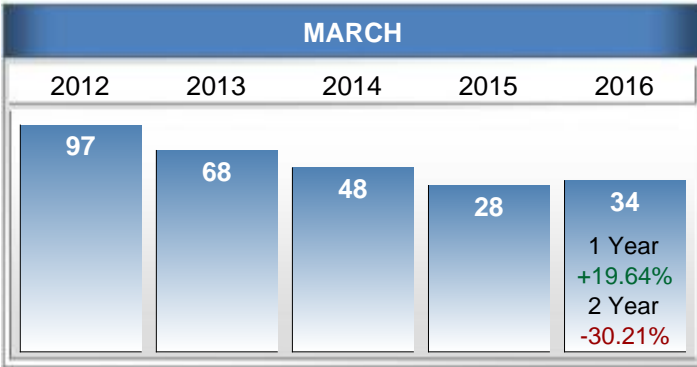
Closed Sales as of Apr 12, 2016



Median Days on Market to Sale

Report Produced on: Apr 12, 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+
\$50,000 and less	4			7.69%	22.5	0.0	57.0	17.5	0.0
\$50,001 - \$75,000	5			9.62%	11.0	20.5	11.0	0.0	0.0
\$75,001 - \$150,000	6			11.54%	4.0	4.0	5.5	0.0	0.0
\$150,001 - \$250,000	16			30.77%	53.5	6.0	74.5	19.0	0.0
\$250,001 - \$300,000	5			9.62%	96.0	0.0	97.0	34.0	180.0
\$300,001 - \$400,000	10			19.23%	116.5	0.0	106.0	81.0	164.0
\$400,001 and up	6			11.54%	25.0	0.0	45.0	17.0	0.0
Median Closed DOM:					33.5	6.0	56.0	29.0	172.0
Total Closed Units:					52	5	26	19	2
Total Closed Volume:					11,391,328	593.90K	4.80M	5.37M	633.20K

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



Monthly Inventory Analysis

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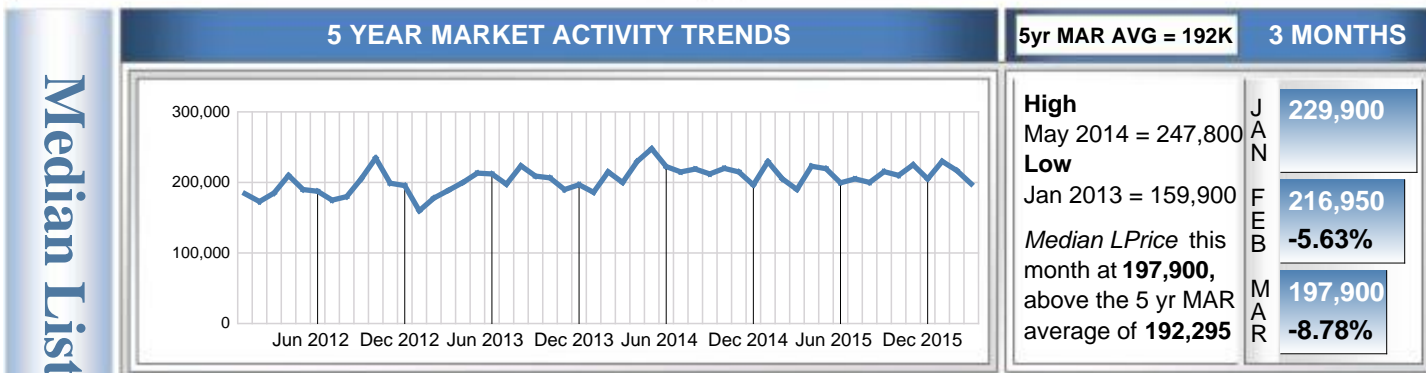
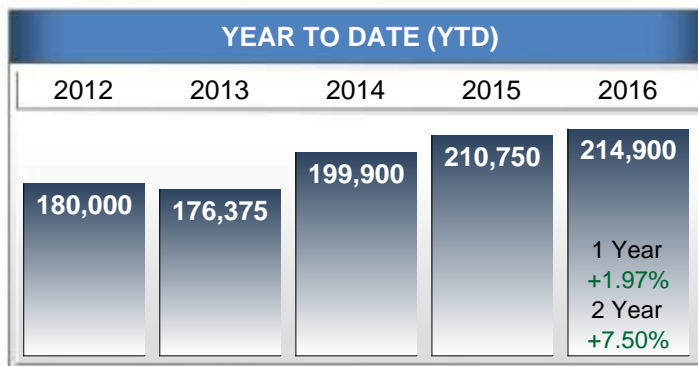
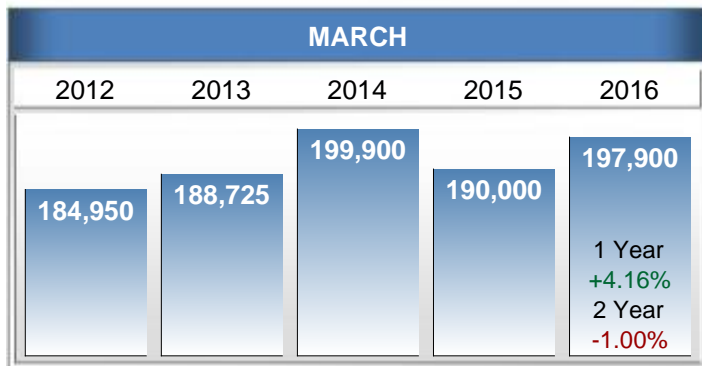
Closed Sales as of Apr 12, 2016



Median List Price at Closing

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Area Delimited by County Of Logan - 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+
\$50,000 and less	6		11.54%	37,950	44,600	36,000	37,450	0
\$50,001 - \$75,000	3		5.77%	65,000	65,000	67,450	0	0
\$75,001 - \$150,000	6		11.54%	103,950	124,900	88,000	0	0
\$150,001 - \$250,000	17		32.69%	193,000	250,000	186,200	193,000	244,700
\$250,001 - \$300,000	6		11.54%	280,000	0	287,500	274,950	0
\$300,001 - \$400,000	8		15.38%	336,750	0	326,750	335,000	399,000
\$400,001 and up	6		11.54%	422,450	0	405,000	425,000	0
Median List Price:		\$197,900			\$109,900	\$173,700	\$275,000	\$321,850
Total Closed Units:		52			5	26	19	2
Total List Volume:		11,480,740			609.40K	4.82M	5.41M	643.70K



Monthly Inventory Analysis

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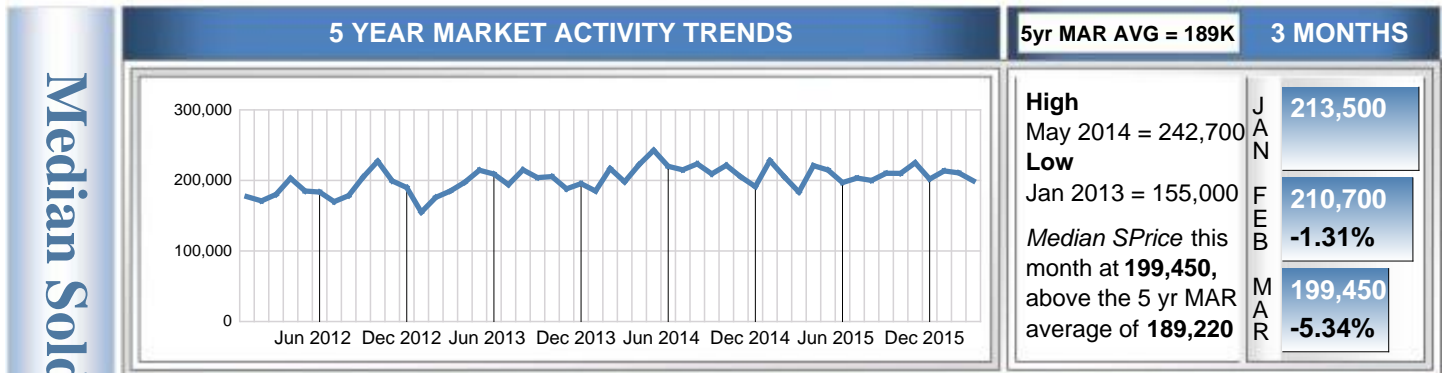
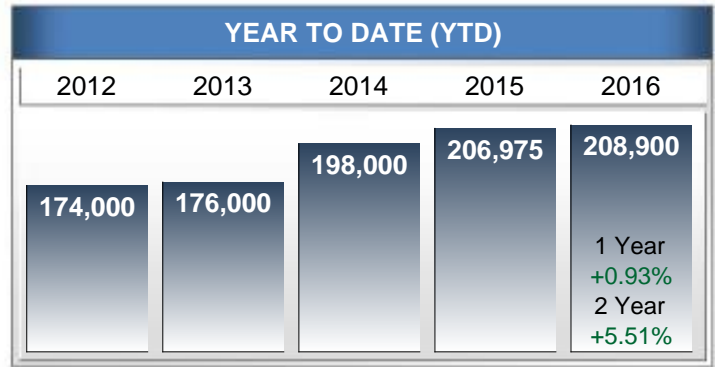
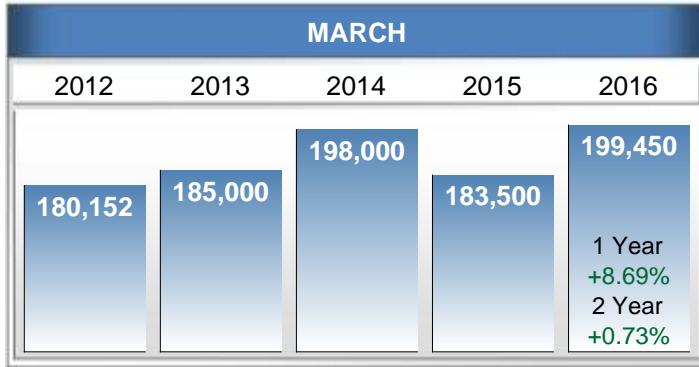
Closed Sales as of Apr 12, 2016



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+
\$50,000 and less	4		7.69%	35,500	0	35,305	35,500	0
\$50,001 - \$75,000	5		9.62%	65,000	57,750	72,000	0	0
\$75,001 - \$150,000	6		11.54%	102,451	122,950	93,501	0	0
\$150,001 - \$250,000	16		30.77%	190,000	232,500	185,000	190,000	0
\$250,001 - \$300,000	5		9.62%	273,000	0	277,500	273,000	268,200
\$300,001 - \$400,000	10		19.23%	318,500	0	309,000	318,250	365,000
\$400,001 and up	6		11.54%	420,000	0	405,000	430,000	0
Median Closed Price:		\$199,450			\$109,900	\$172,450	\$276,500	\$316,600
Total Closed Units:		52			5	26	19	2
Total Closed Volume:		11,391,328			593.90K	4.80M	5.37M	633.20K



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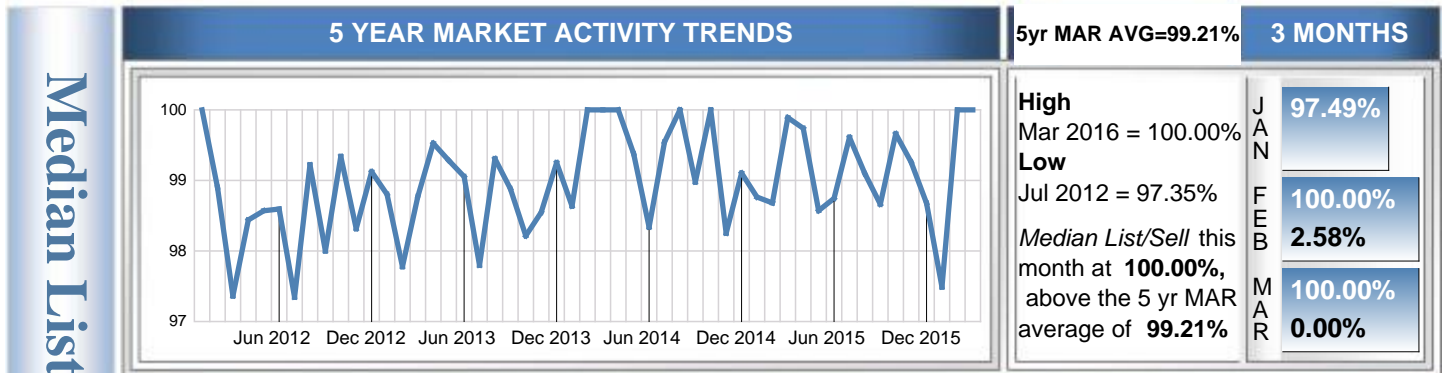
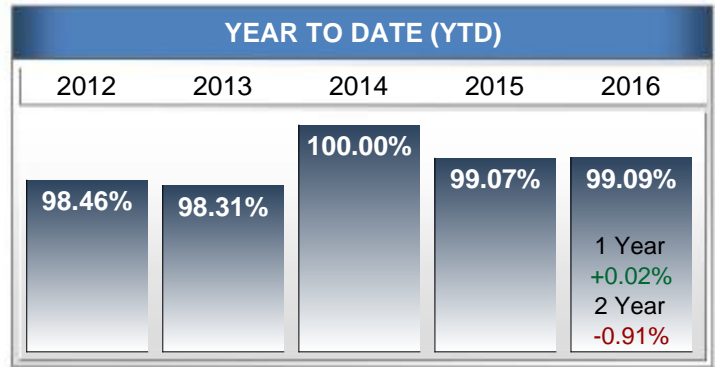
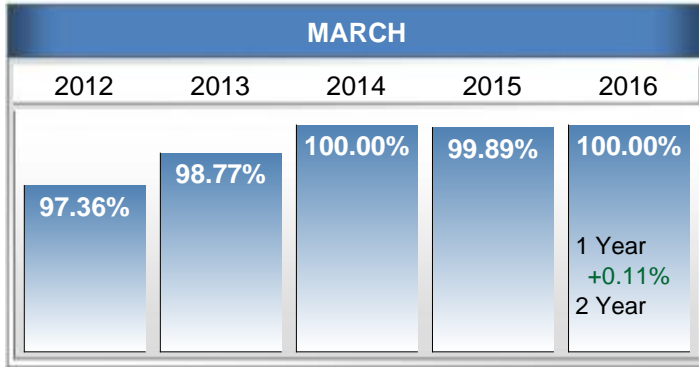
Closed Sales as of Apr 12, 2016



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

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Contact an experienced REALTOR

MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	4	7.69%	95.27%	0.00%	100.84%	95.11%	0.00%
\$50,001 - \$75,000	5	9.62%	100.00%	106.61%	96.00%	0.00%	0.00%
\$75,001 - \$150,000	6	11.54%	98.61%	98.61%	96.94%	0.00%	0.00%
\$150,001 - \$250,000	16	30.77%	100.00%	93.00%	100.00%	100.00%	0.00%
\$250,001 - \$300,000	5	9.62%	99.27%	0.00%	95.69%	99.27%	109.60%
\$300,001 - \$400,000	10	19.23%	99.05%	0.00%	100.00%	98.96%	91.48%
\$400,001 and up	6	11.54%	99.13%	0.00%	100.00%	98.26%	0.00%
Median List/Sell Ratio:	100.00%			100.00%	100.00%	99.27%	100.54%
Total Closed Units:	52			5	26	19	2
Total Closed Volume:	11,391,328			593.90K	4.80M	5.37M	633.20K



Monthly Inventory Analysis

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Inventory as of Apr 12, 2016



Market Summary

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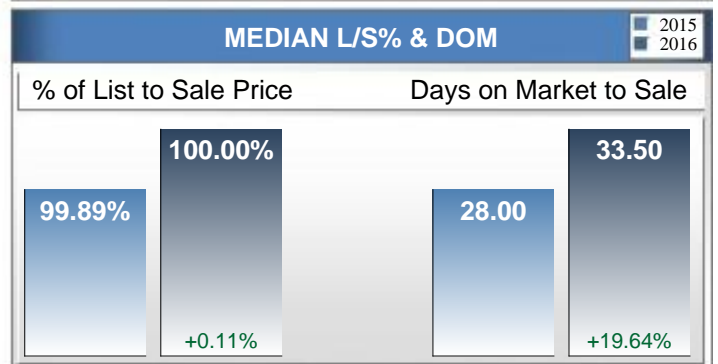
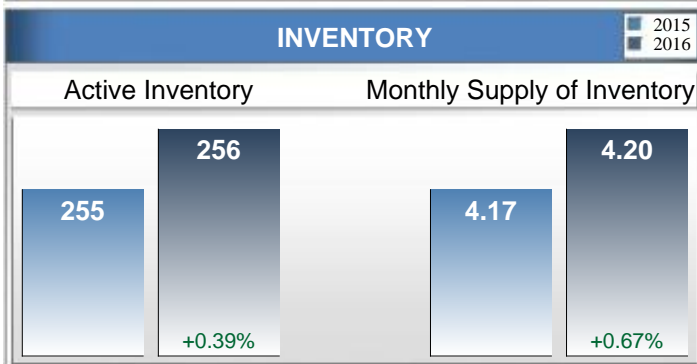
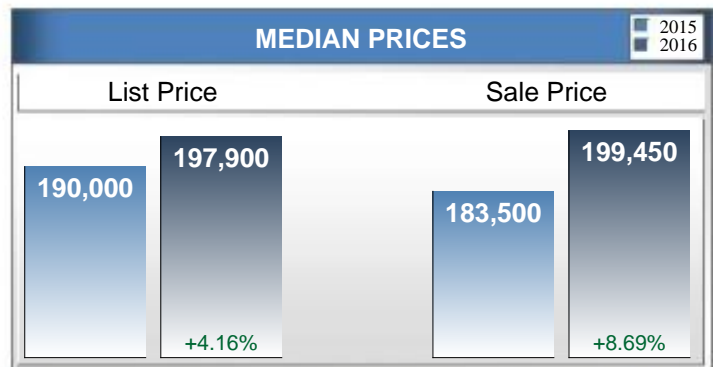
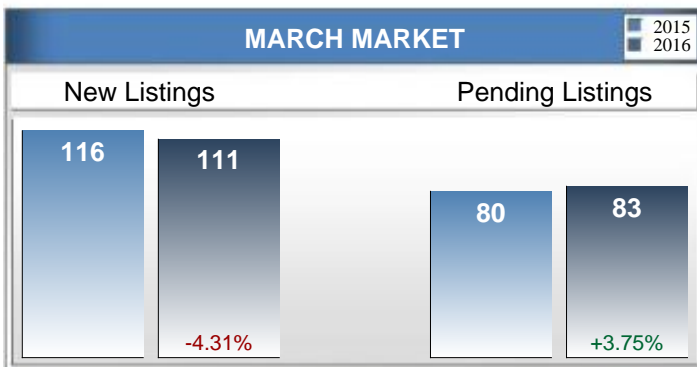
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 61 Sales/Month

Active Inventory as of March 31, 2016 = 256

	MARCH			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	69	52	-24.64%	148	119	-19.59%
Pending Sales	80	83	3.75%	195	168	-13.85%
New Listings	116	111	-4.31%	273	275	0.73%
Median List Price	190,000	197,900	4.16%	210,750	214,900	1.97%
Median Sale Price	183,500	199,450	8.69%	206,975	208,900	0.93%
Median Percent of List Price to Selling Price	99.89%	100.00%	0.11%	99.07%	99.09%	0.02%
Median Days on Market to Sale	28.00	33.50	19.64%	38.00	42.00	10.53%
Monthly Inventory	255	256	0.39%	255	256	0.39%
Months Supply of Inventory	4.17	4.20	0.67%	4.17	4.20	0.67%





March 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

Report Produced on: Apr 12, 2016

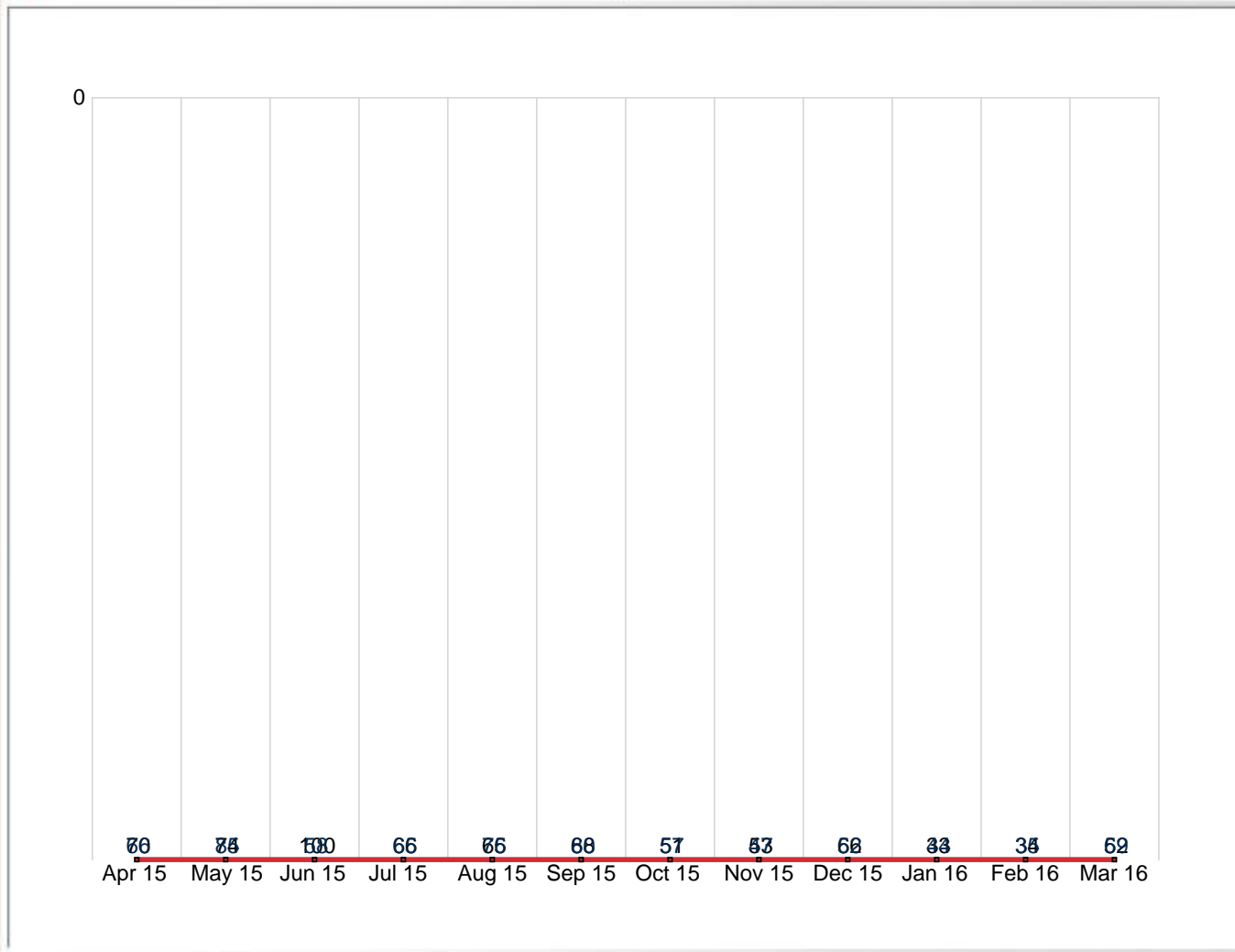
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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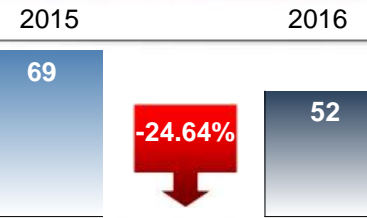
■ April 2015 - March 2016 (Current Year with Values)

■ April 2014 - March 2015 (Previous Year)

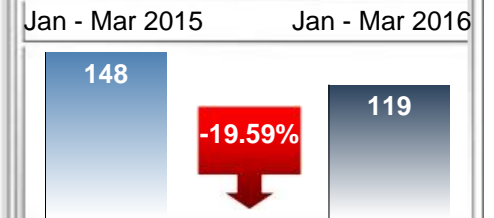


Comparative Analysis

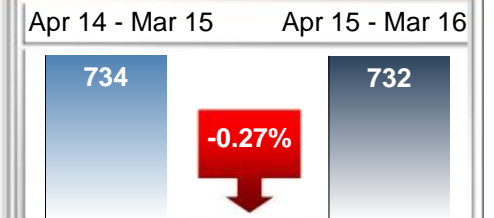
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

Report Produced on: Apr 12, 2016

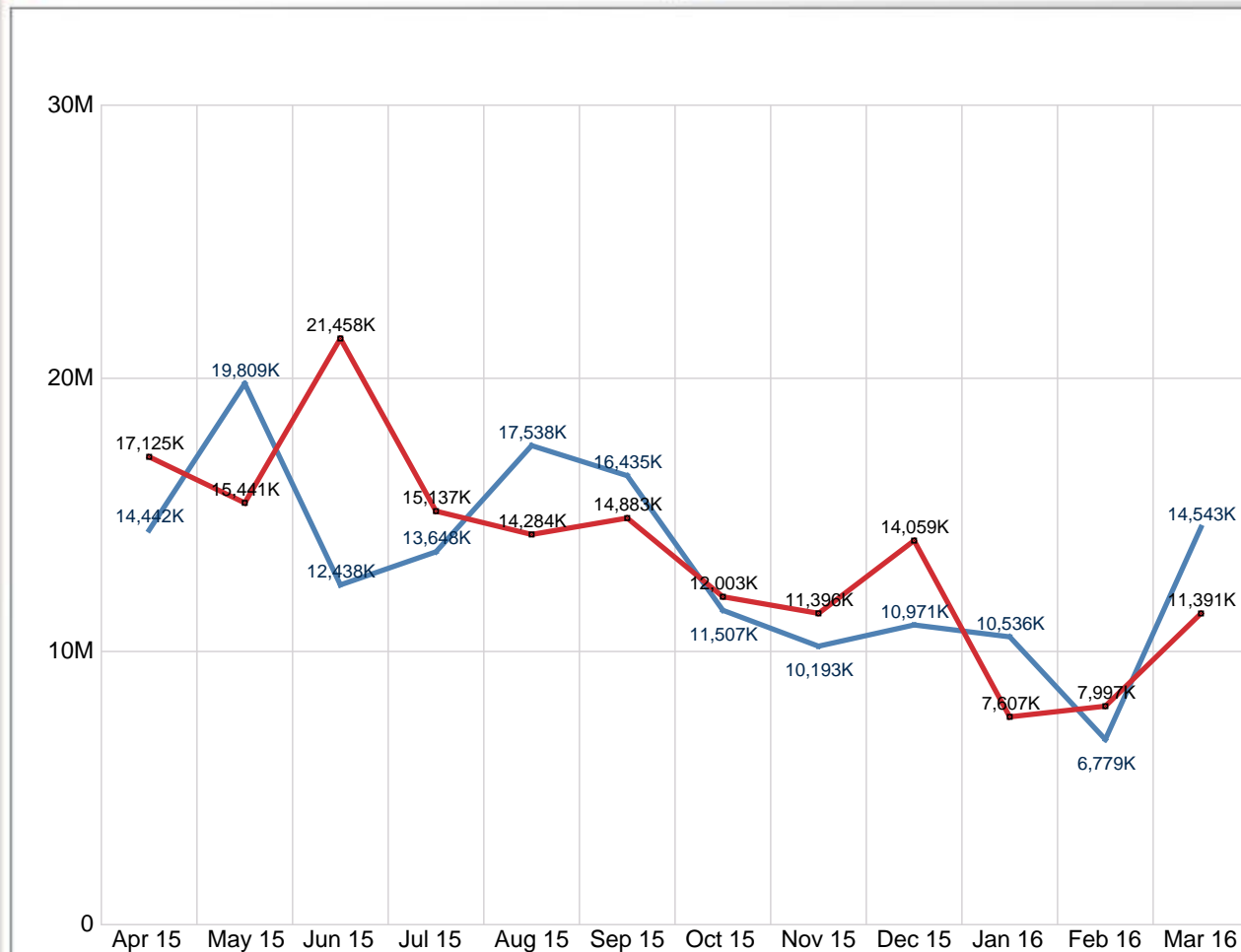
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ April 2014 - March 2015 (Previous Year)



Comparative Analysis

MARCH

2015

2016

15M

-21.67%

11M

YEAR TO DATE (YTD)

Jan - Mar 2015

Jan - Mar 2016

32M

-15.26%

27M

12 MONTH COMPARATIVE

Apr 14 - Mar 15

Apr 15 - Mar 16

159M

2.48%

163M



March 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

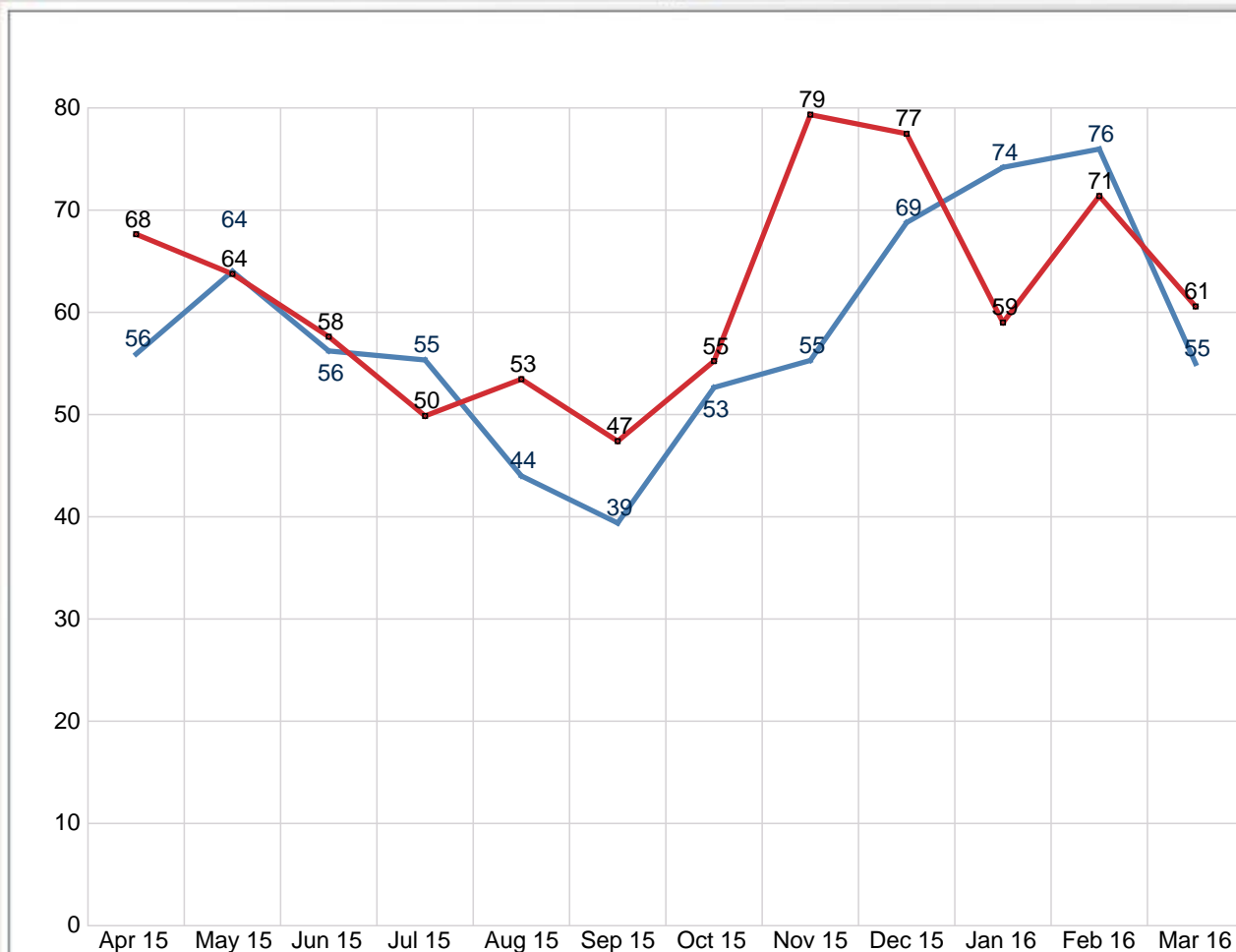
Report Produced on: Apr 12, 2016

Market Trends

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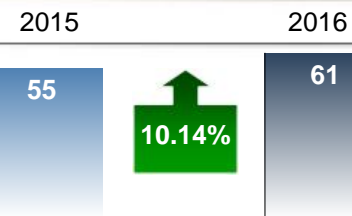
■ April 2015 - March 2016 (Current Year with Values)

■ April 2014 - March 2015 (Previous Year)

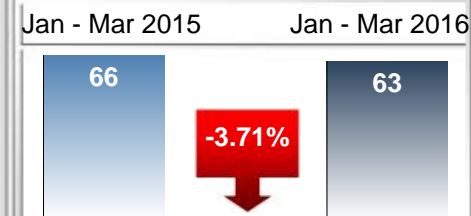


Comparative Analysis

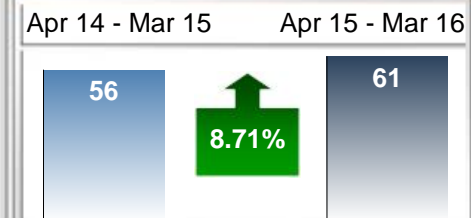
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2016

Area Delimited by County Of Logan - Residential Property Type



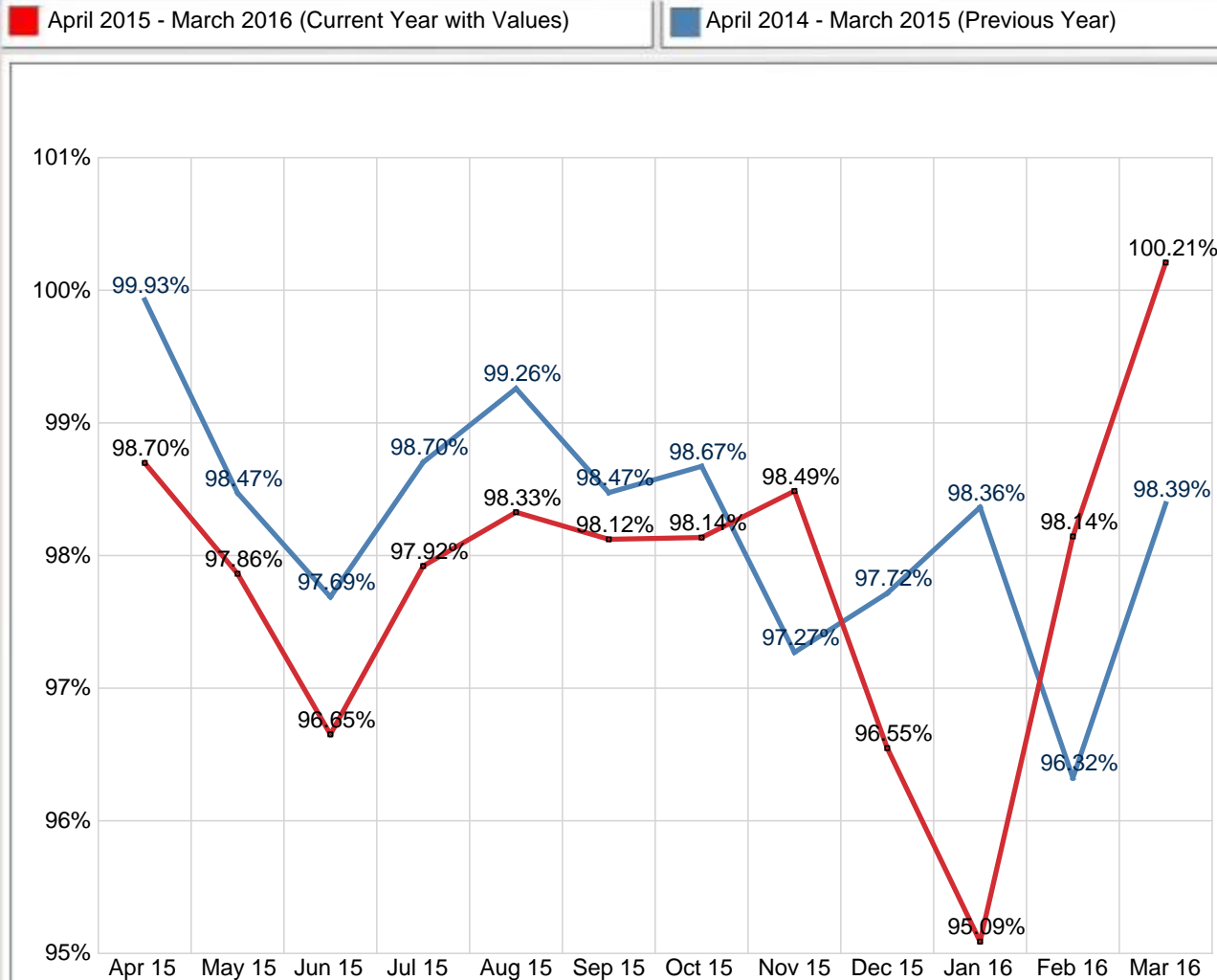
Closed Sales by Average Asked per Sold Ratio

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
98.39%	100.21%
↑ 1.85%	

YEAR TO DATE (YTD)

Jan - Mar 2015	Jan - Mar 2016
97.89%	98.20%
↑ 0.31%	

12 MONTH COMPARATIVE

Apr 14 - Mar 15	Apr 15 - Mar 16
98.41%	97.85%
↓ -0.57%	



March 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

Report Produced on: Apr 12, 2016

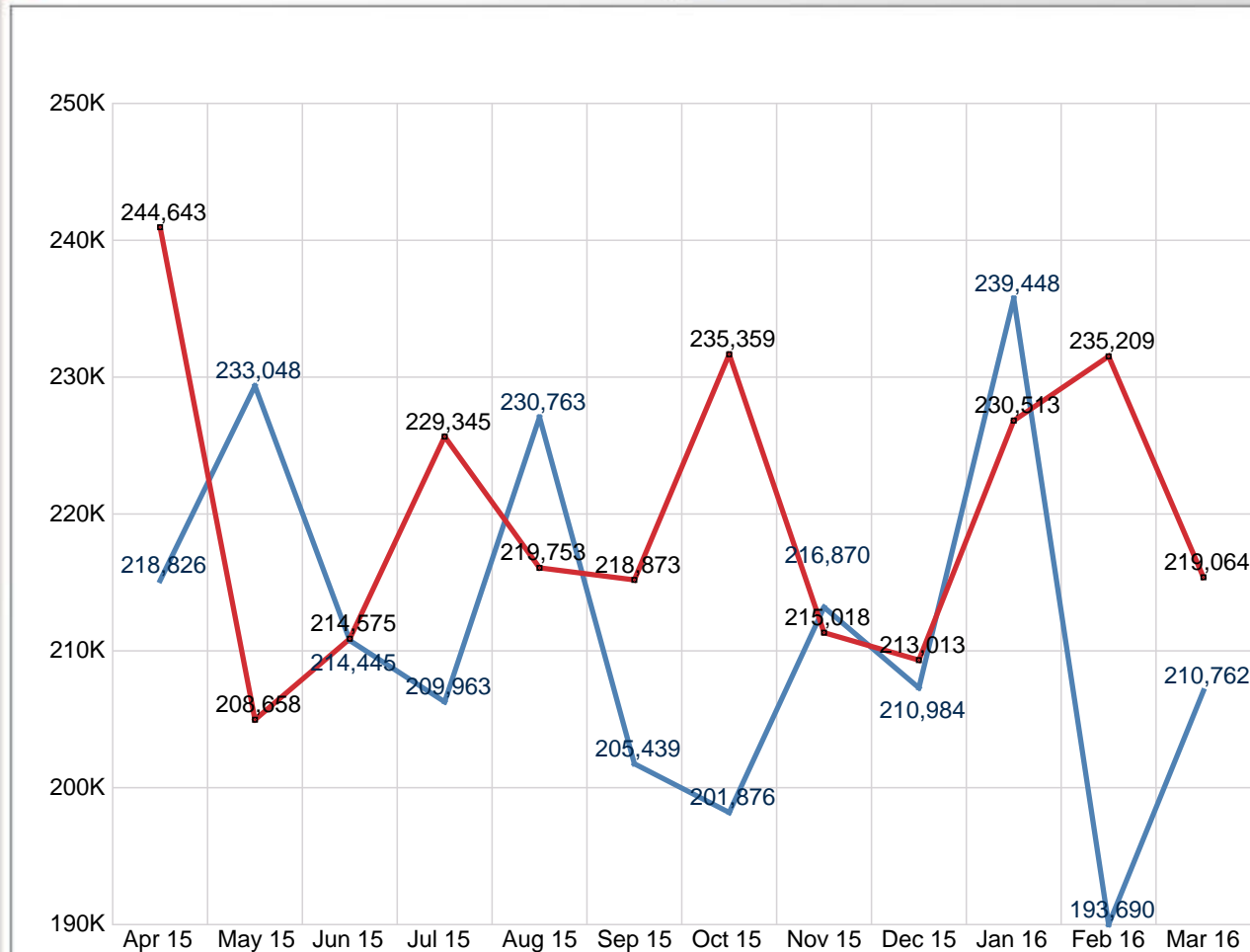
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ April 2014 - March 2015 (Previous Year)



Comparative Analysis

MARCH

2015

210,762



2016

219,064

YEAR TO DATE (YTD)

Jan - Mar 2015

215,253



Jan - Mar 2016

226,852

12 MONTH COMPARATIVE

Apr 14 - Mar 15

216,401



Apr 15 - Mar 16

222,378