



April 2016

Area Delimited by City Of Edmond -
Residential Property Type

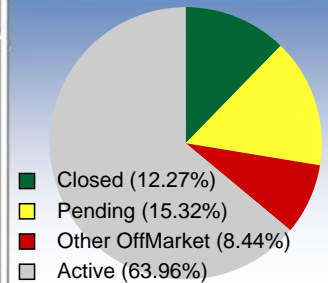


Absorption: Last 12 months, an Average of **325** Sales/Month

Active Inventory as of April 30, 2016 = **1,553**

	APRIL		
	2015	2016	+/- %
Closed Listings	358	298	-16.76%
Pending Listings	435	372	-14.48%
New Listings	615	661	7.48%
Median List Price	254,900	215,636	-15.40%
Median Sale Price	251,500	214,500	-14.71%
Median Percent of List Price to Selling Price	99.66%	99.29%	-0.37%
Median Days on Market to Sale	30.50	19.00	-37.70%
End of Month Inventory	1,216	1,553	27.71%
Months Supply of Inventory	3.65	4.78	31.02%

Market Activity



Monthly Inventory Analysis

Report Produced on: May 09, 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 April 2016 rose **27.71%** to 1,553 existing homes available for sale. Over the last 12 months this area has had an average of 325 closed sales per month. This represents an unsold inventory index of **4.78** MSI for this period.

Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **14.71%** in April 2016 to \$214,500 versus the previous year at \$251,500.

Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 11.50 days or **37.70%** in April 2016 compared to last year's same month at **30.50** DOM.

Sales Success for April 2016 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 661 New Listings in April 2016, up **7.48%** from last year at 615. Furthermore, there were 298 Closed Listings this month versus last year at 358, a **-16.76%** decrease.

Closed versus Listed trends yielded a **45.1%** ratio, down from last year's April 2016 at **58.2%**, a **22.55%** 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

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2016

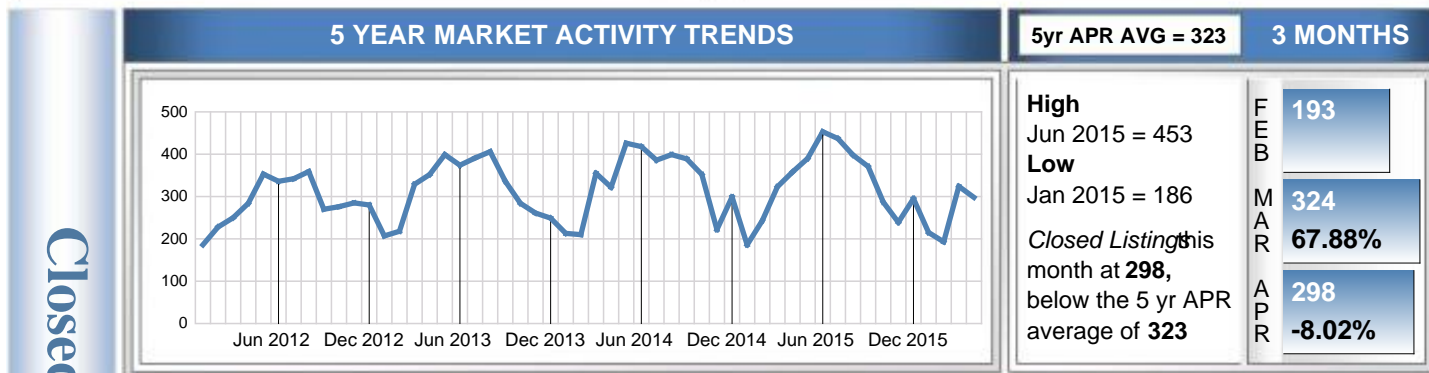
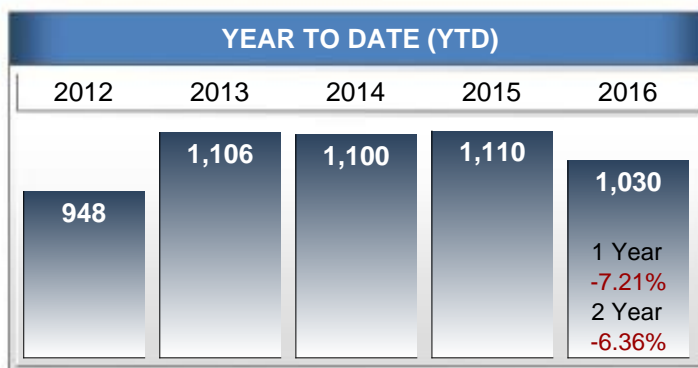
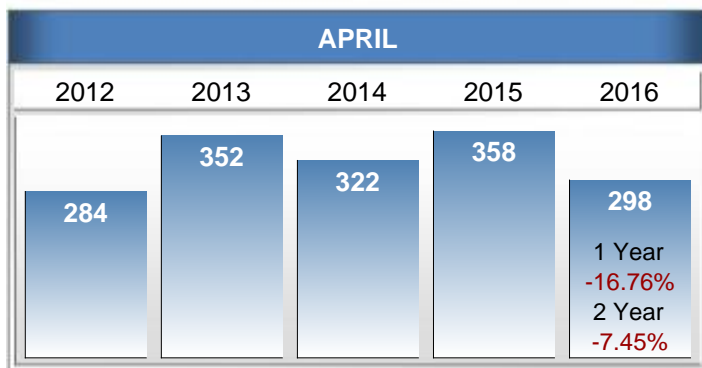
Closed Sales as of May 08, 2016



Closed Listings

Report Produced on: May 09, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	26	8.72%	15.5	5	20	1	0
\$125,001 - \$150,000	36	12.08%	8.0	0	32	4	0
\$150,001 - \$175,000	28	9.40%	8.0	1	22	5	0
\$175,001 - \$250,000	95	31.88%	16.0	1	61	33	0
\$250,001 - \$275,000	29	9.73%	26.0	1	12	15	1
\$275,001 - \$400,000	52	17.45%	40.0	1	10	37	4
\$400,001 and up	32	10.74%	32.5	0	3	23	6
Total Closed Units: 298				9	160	118	11
Total Closed Volume: 74,308,483				1.41M	30.48M	37.48M	4.94M
Median Closed Price: \$214,500				\$101,000	\$180,000	\$281,450	\$424,700

Closed Listings

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Contact an experienced REALTOR



Monthly Inventory Analysis

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April 2016

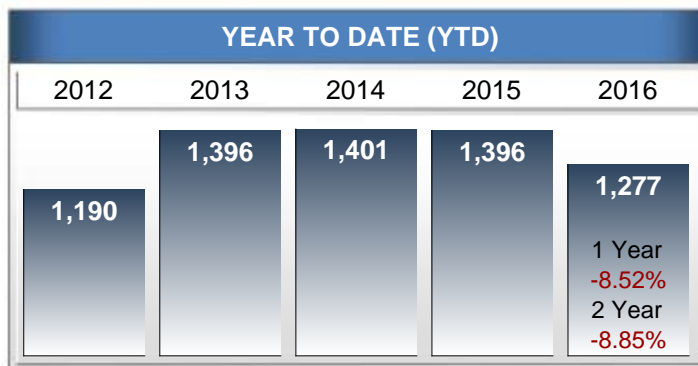
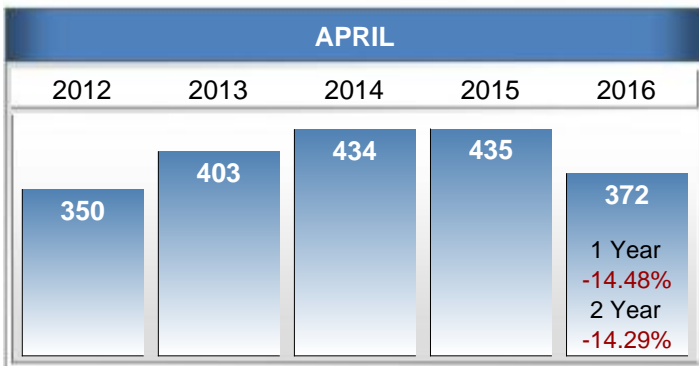
Pending Listings as of May 08, 2016



Pending Listings

Report Produced on: May 09, 2016

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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5yr APR AVG = 399	3 MONTHS
High Apr 2015 = 435	FEB 299
Low Dec 2015 = 185	MAR 373
<i>Pending Listing</i> this month at 372 , below the 5 yr APR average of 399	APR 372
	APR -0.27%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	25	6.72%	30.0	4	20	1	0
\$125,001 - \$150,000	35	9.41%	13.0	0	31	4	0
\$150,001 - \$200,000	79	21.24%	24.0	1	66	11	1
\$200,001 - \$275,000	88	23.66%	28.0	1	37	49	1
\$275,001 - \$325,000	49	13.17%	27.0	0	19	28	2
\$325,001 - \$450,000	59	15.86%	15.0	0	19	39	1
\$450,001 and up	37	9.95%	61.0	0	4	25	8
Total Pending Units:	372		27.0	6	196	157	13
Total Pending Volume:	100,270,719			798.00K	41.77M	51.51M	6.19M
Median Listing Price:	\$237,500			\$119,000	\$189,450	\$299,900	\$489,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

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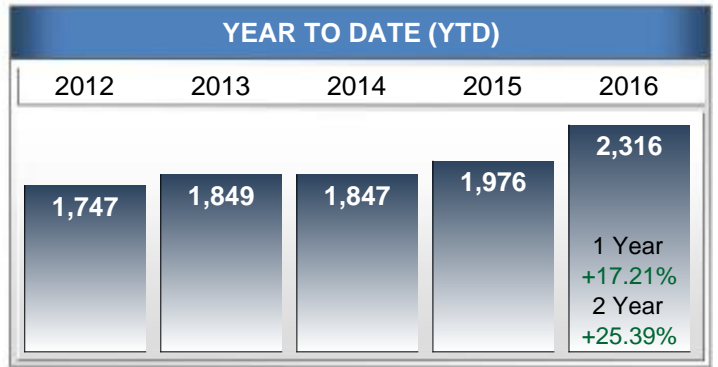
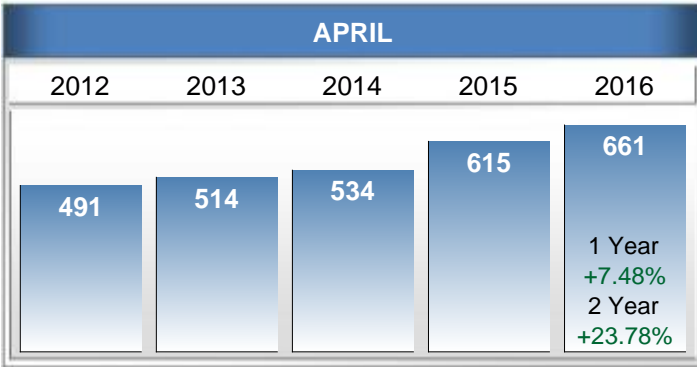
New Listings as of May 08, 2016



New Listings

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Area Delimited by City Of Edmond - Residential Property Type



New Listings

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5yr APR AVG = 563 **3 MONTHS**

High
Apr 2016 = 661

Low
Dec 2013 = 245

New Listings this month at **661**, above the 5 yr APR average of **563**

FEB	534
MAR	609
APR	14.04%
APR	661
APR	8.54%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$150,000 and less	62	9.38%	13	46	3	0	
\$150,001 - \$175,000	44	6.66%	2	38	4	0	
\$175,001 - \$225,000	118	17.85%	0	79	38	1	
\$225,001 - \$300,000	159	24.05%	3	67	87	2	
\$300,001 - \$375,000	108	16.34%	2	39	60	7	
\$375,001 - \$550,000	106	16.04%	4	30	62	10	
\$550,001 and up	64	9.68%	1	3	38	22	
Total New Listed Units:			661	25	302	292	42
Total New Listed Volume:			218,999,461	5.64M	73.74M	109.07M	30.54M
Median New Listed Listing Price:			\$278,840	\$149,000	\$216,568	\$316,950	\$572,450



Monthly Inventory Analysis

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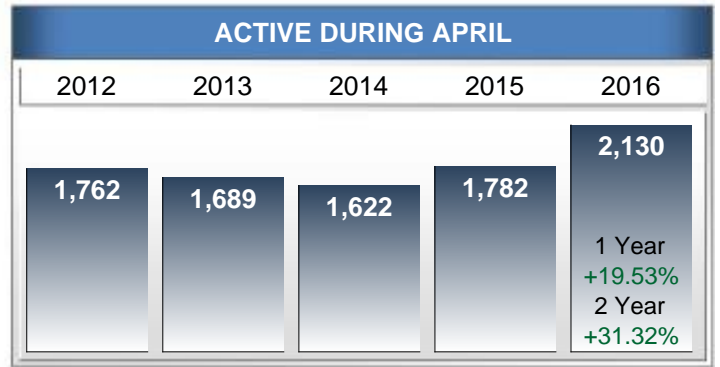
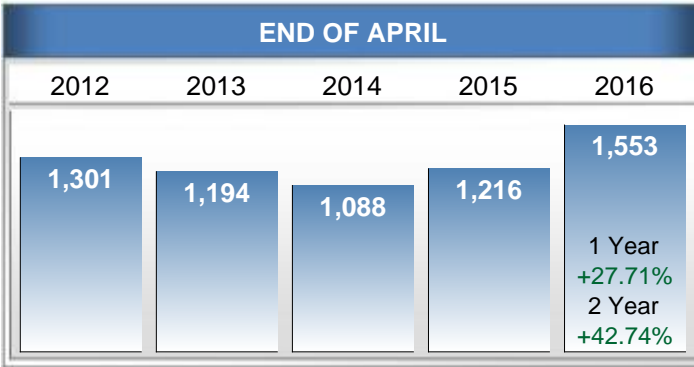
Active Inventory as of May 08, 2016



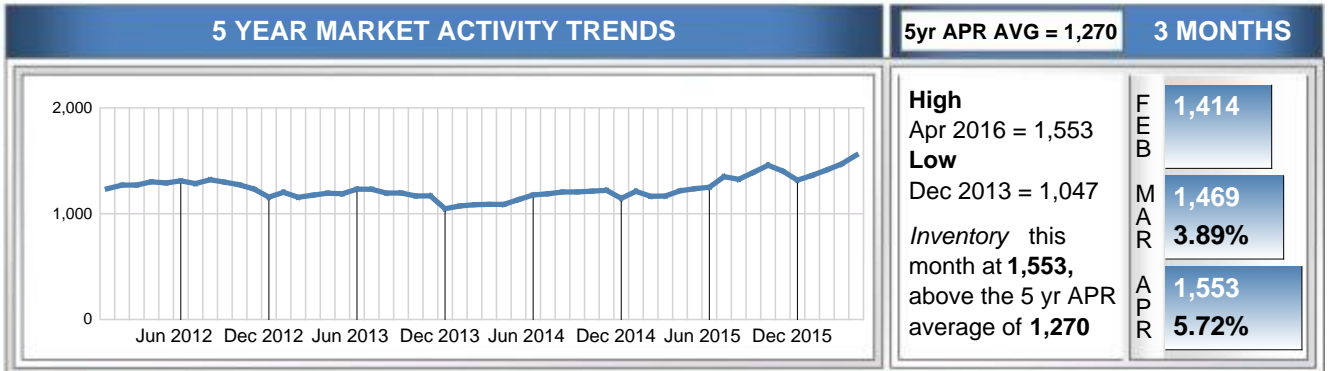
Active Inventory

Report Produced on: May 09, 2016

Area Delimited by City Of Edmond - 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+
\$175,000 and less	126	8.11%	34.5	21	94	11	0
\$175,001 - \$225,000	219	14.10%	52.0	7	153	58	1
\$225,001 - \$275,000	241	15.52%	56.0	5	123	111	2
\$275,001 - \$350,000	342	22.02%	53.0	5	140	186	11
\$350,001 - \$450,000	254	16.36%	57.0	9	72	152	21
\$450,001 - \$650,000	215	13.84%	65.0	5	33	136	41
\$650,001 and up	156	10.05%	60.0	1	9	88	58
Total Active Inventory by Units:				53	624	742	134
Total Active Inventory by Volume:				13.89M	183.78M	315.42M	102.37M
Median Active Inventory Listing Price:				\$220,900	\$250,175	\$355,750	\$611,650

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2016

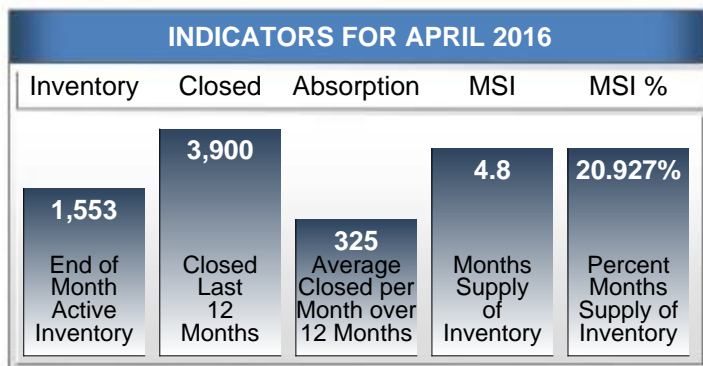
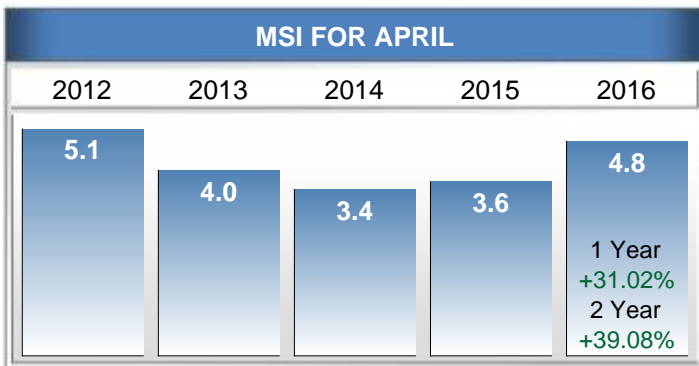
Active Inventory as of May 08, 2016



Months Supply of Inventory

Report Produced on: May 09, 2016

Area Delimited by City Of Edmond - 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+
\$175,000 and less	126	8.11%	1.5	2.3	1.4	1.4	0.0	
\$175,001 - \$225,000	219	14.10%	3.3	2.8	3.7	2.6	6.0	
\$225,001 - \$275,000	241	15.52%	4.9	6.0	5.7	4.4	2.2	
\$275,001 - \$350,000	342	22.02%	6.3	6.7	7.3	5.8	5.1	
\$350,001 - \$450,000	254	16.36%	6.8	36.0	8.7	5.9	7.2	
\$450,001 - \$650,000	215	13.84%	9.6	60.0	13.7	8.5	10.5	
\$650,001 and up	156	10.05%	15.0	0.0	13.5	17.3	12.4	
MSI:	4.8			3.9	3.9	5.5	8.9	
Total Active Inventory:	1,553			53	624	742	134	



Monthly Inventory Analysis

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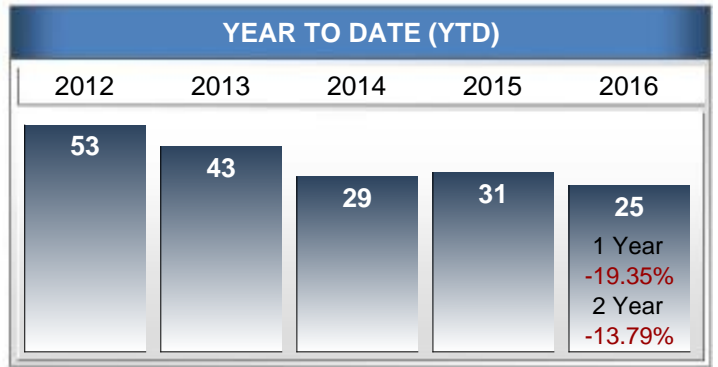
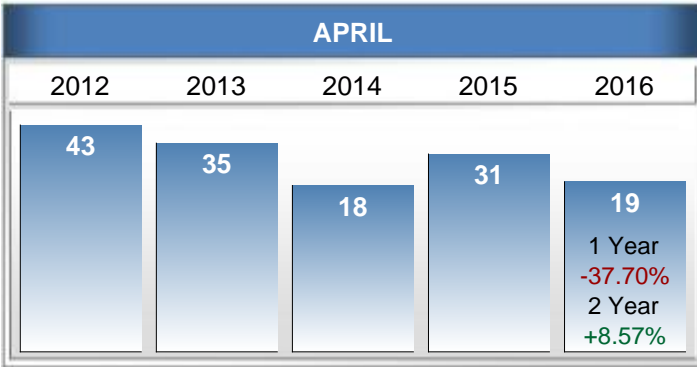
Closed Sales as of May 08, 2016



Median Days on Market to Sale

Report Produced on: May 09, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market

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

MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range			%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	26		8.72%	15.5	5.0	15.5	28.0	0.0
\$125,001 - \$150,000	36		12.08%	8.0	0.0	7.5	43.5	0.0
\$150,001 - \$175,000	28		9.40%	8.0	1.0	6.0	16.0	0.0
\$175,001 - \$250,000	95		31.88%	16.0	31.0	17.0	13.0	0.0
\$250,001 - \$275,000	29		9.73%	26.0	1.0	29.5	36.0	21.0
\$275,001 - \$400,000	52		17.45%	40.0	28.0	61.0	38.0	77.0
\$400,001 and up	32		10.74%	32.5	0.0	86.0	27.0	38.5
Median Closed DOM:	19.0				5.0	13.5	27.0	39.0
Total Closed Units:	298				9	160	118	11
Total Closed Volume:	74,308,483				1.41M	30.48M	37.48M	4.94M



Monthly Inventory Analysis

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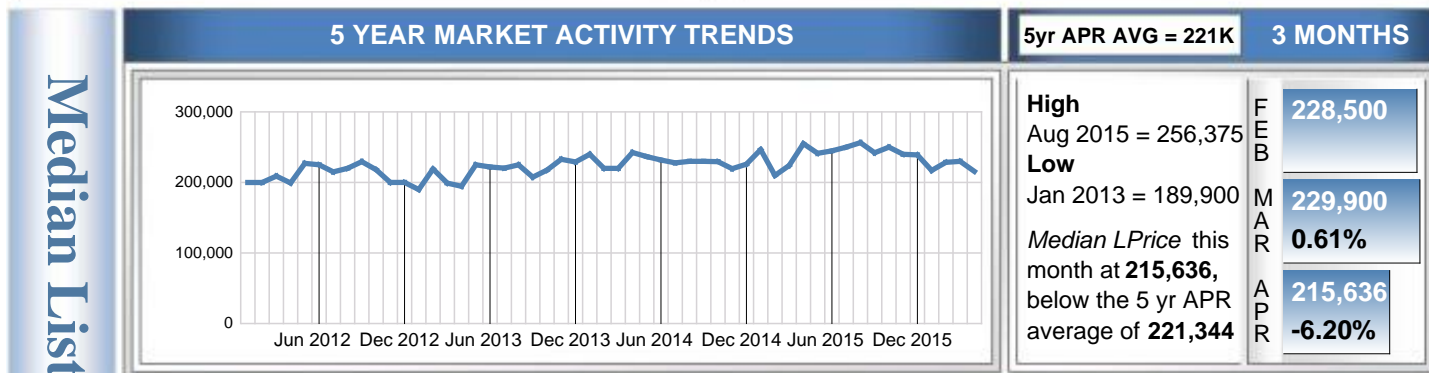
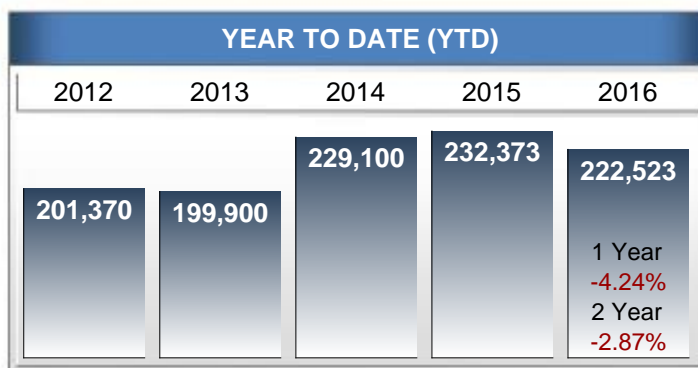
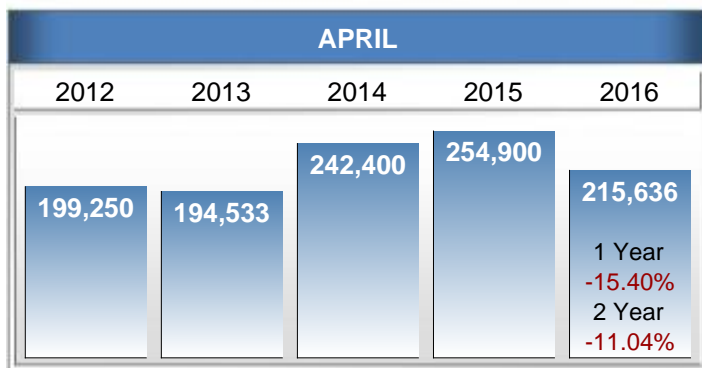
Closed Sales as of May 08, 2016



Median List Price at Closing

Report Produced on: May 09, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median List Price

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

MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	23		7.72%	113,499	93,900	115,900	114,900	0
\$125,001 - \$150,000	37		12.42%	144,000	0	144,375	139,500	0
\$150,001 - \$175,000	28		9.40%	165,000	160,352	164,950	170,000	0
\$175,001 - \$250,000	95		31.88%	200,000	215,000	199,124	209,000	0
\$250,001 - \$275,000	28		9.40%	264,950	270,900	267,400	259,900	275,000
\$275,001 - \$400,000	53		17.79%	316,500	318,000	299,900	329,900	326,200
\$400,001 and up	34		11.41%	522,450	0	539,900	519,500	622,500
Median List Price:		\$215,636			\$110,000	\$179,995	\$283,700	\$424,700
Total Closed Units:		298			9	160	118	11
Total List Volume:		75,683,475			1.44M	30.94M	38.09M	5.21M



Monthly Inventory Analysis

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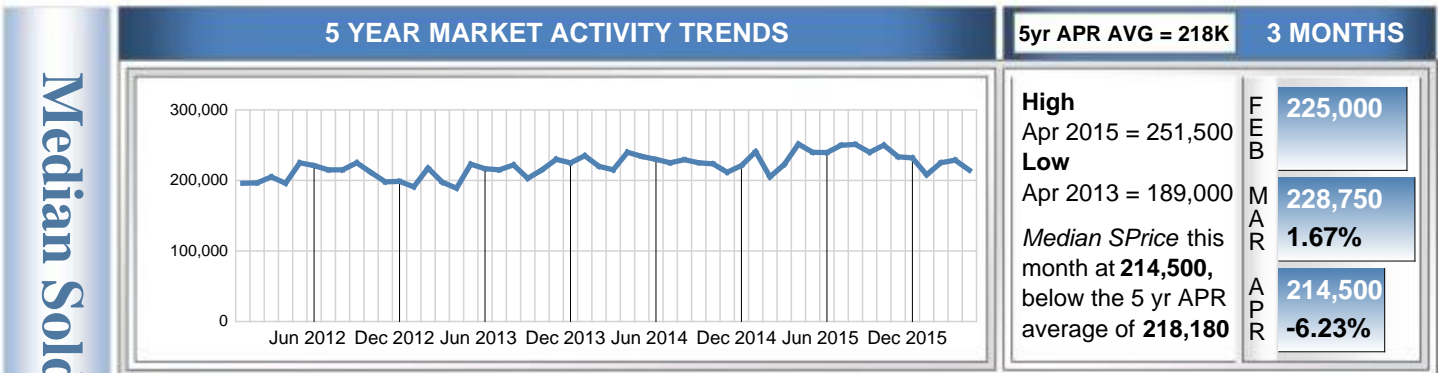
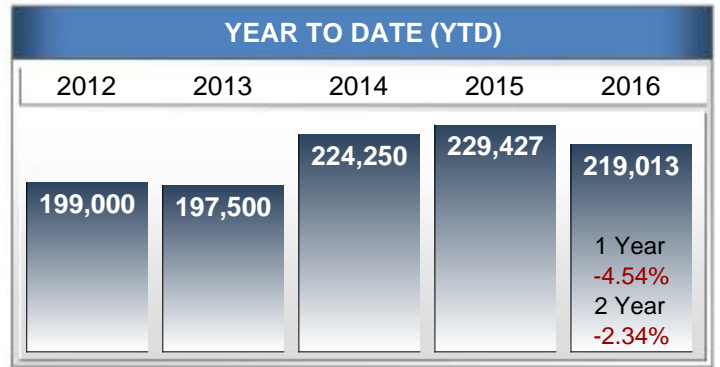
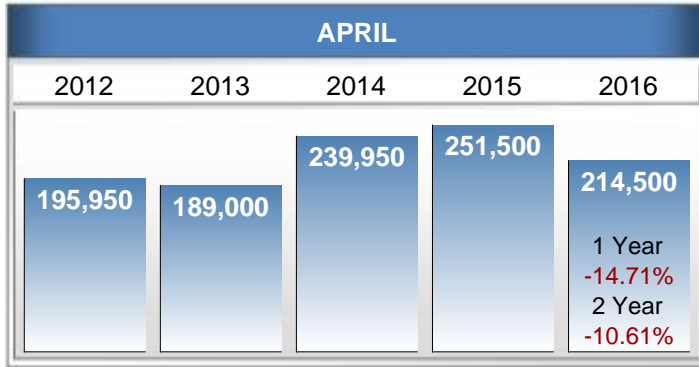
Closed Sales as of May 08, 2016



Median Sold Price at Closing

Report Produced on: May 09, 2016

Area Delimited by City Of Edmond - 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			%	MSS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	26		8.72%	112,250	93,000	114,500	112,000	0
\$125,001 - \$150,000	36		12.08%	142,250	0	142,250	143,500	0
\$150,001 - \$175,000	28		9.40%	165,000	160,352	160,500	171,500	0
\$175,001 - \$250,000	95		31.88%	200,500	210,000	195,000	213,000	0
\$250,001 - \$275,000	29		9.73%	262,575	270,900	266,000	259,900	270,825
\$275,001 - \$400,000	52		17.45%	320,000	315,000	295,250	334,900	312,000
\$400,001 and up	32		10.74%	507,500	0	505,000	510,000	556,263
Median Closed Price:	\$214,500				\$101,000	\$180,000	\$281,450	\$424,700
Total Closed Units:	298				9	160	118	11
Total Closed Volume:	74,308,483				1.41M	30.48M	37.48M	4.94M



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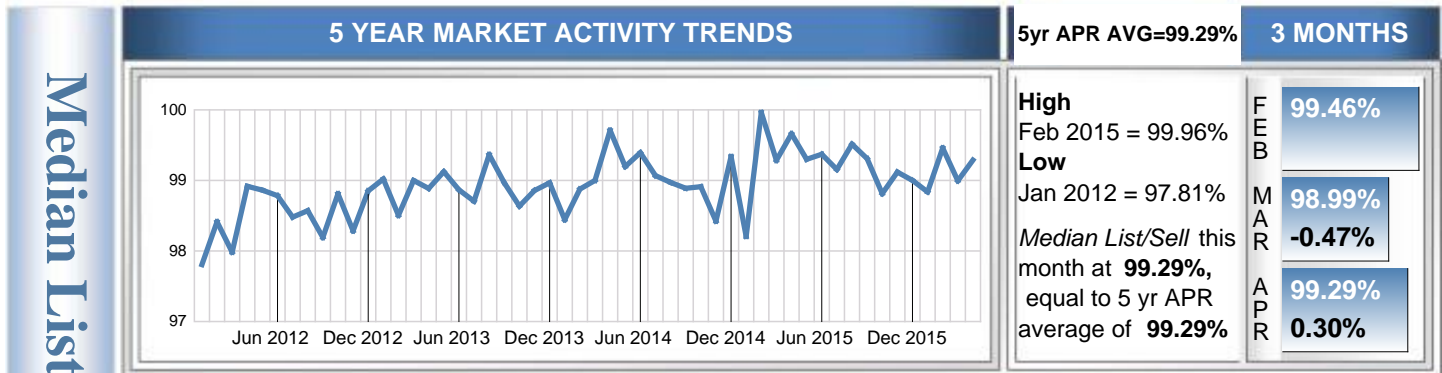
Closed Sales as of May 08, 2016



Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	26	8.72%	95.37%	94.35%	95.37%	97.48%	0.00%
\$125,001 - \$150,000	36	12.08%	100.00%	0.00%	100.00%	100.34%	0.00%
\$150,001 - \$175,000	28	9.40%	99.71%	100.00%	100.00%	98.80%	0.00%
\$175,001 - \$250,000	95	31.88%	100.00%	97.67%	100.00%	99.55%	0.00%
\$250,001 - \$275,000	29	9.73%	99.22%	100.00%	98.18%	100.00%	98.48%
\$275,001 - \$400,000	52	17.45%	99.02%	99.06%	99.46%	99.88%	98.09%
\$400,001 and up	32	10.74%	97.58%	0.00%	96.77%	98.35%	96.65%
Median List/Sell Ratio:	99.29%			99.04%	99.76%	99.45%	97.39%
Total Closed Units:	298			9	160	118	11
Total Closed Volume:	74,308,483			1.41M	30.48M	37.48M	4.94M

Median List/Sell Price

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



Monthly Inventory Analysis

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Inventory as of May 08, 2016



Market Summary

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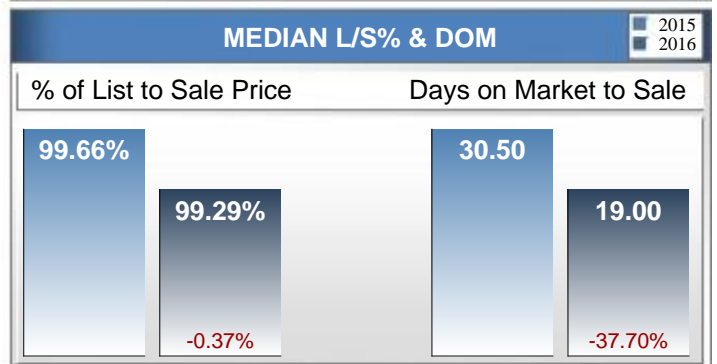
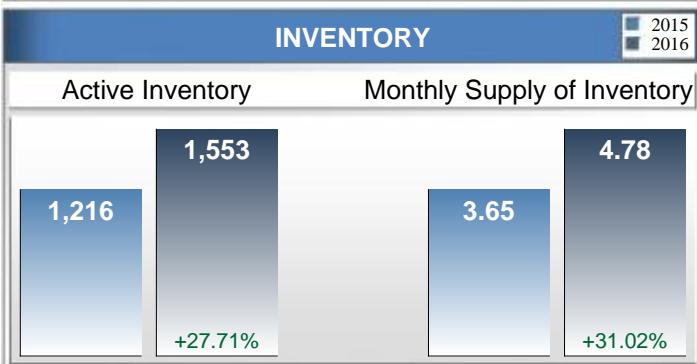
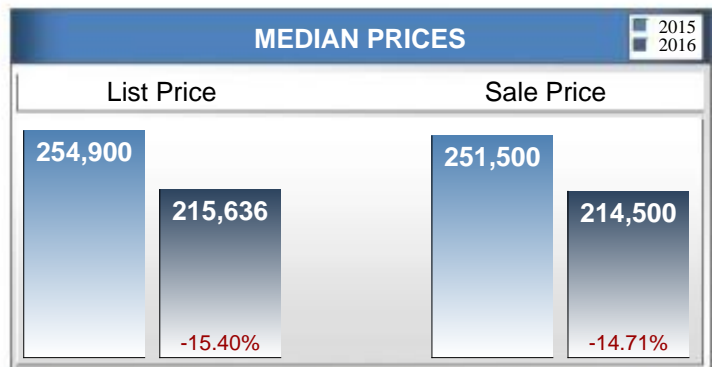
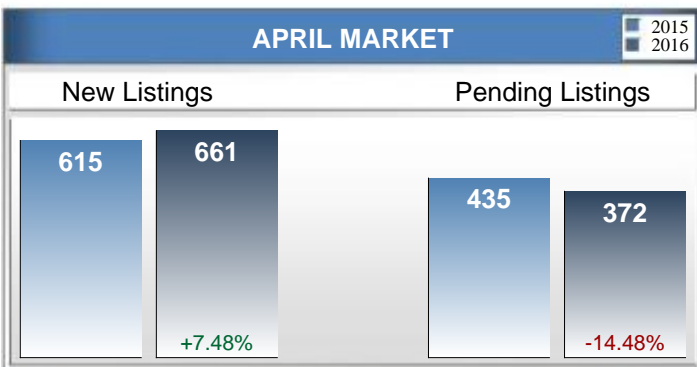
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Absorption: Last 12 months, an Average of 325 Sales/Month

Active Inventory as of April 30, 2016 = 1,553

	APRIL			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	358	298	-16.76%	1,110	1,030	-7.21%
Pending Sales	435	372	-14.48%	1,396	1,277	-8.52%
New Listings	615	661	7.48%	1,976	2,316	17.21%
Median List Price	254,900	215,636	-15.40%	232,373	222,523	-4.24%
Median Sale Price	251,500	214,500	-14.71%	229,427	219,013	-4.54%
Median Percent of List Price to Selling Price	99.66%	99.29%	-0.37%	99.33%	99.10%	-0.24%
Median Days on Market to Sale	30.50	19.00	-37.70%	31.00	25.00	-19.35%
Monthly Inventory	1,216	1,553	27.71%	1,216	1,553	27.71%
Months Supply of Inventory	3.65	4.78	31.02%	3.65	4.78	31.02%





April 2016

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Closed Sales by Units

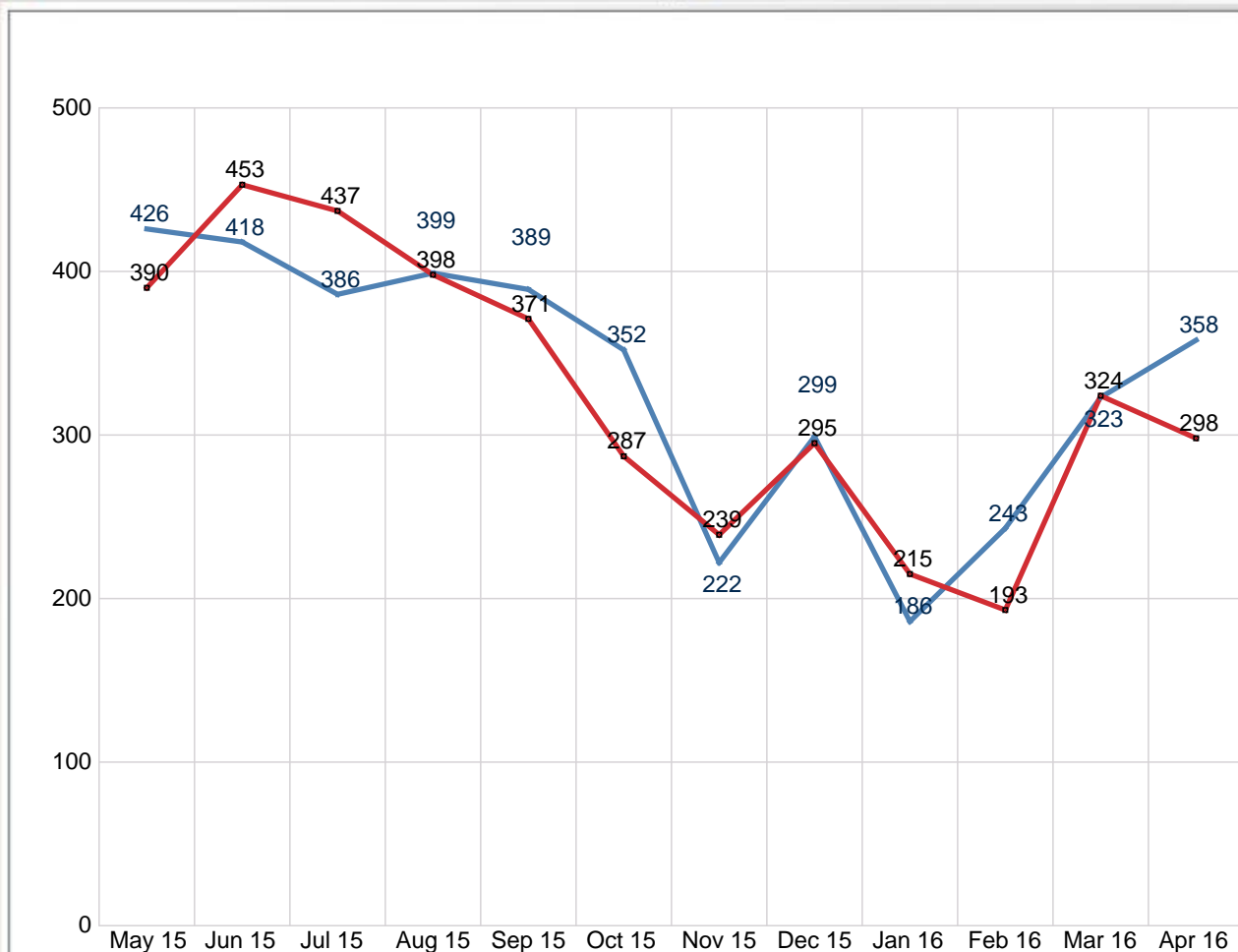
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



Comparative Analysis

APRIL

2015	2016
358	298
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-16.76%</div> 	

YEAR TO DATE (YTD)

Jan - Apr 2015	Jan - Apr 2016
1,110	1,030
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.21%</div> 	

12 MONTH COMPARATIVE

May 14 - Apr 15	May 15 - Apr 16
4,001	3,900
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.52%</div> 	



April 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

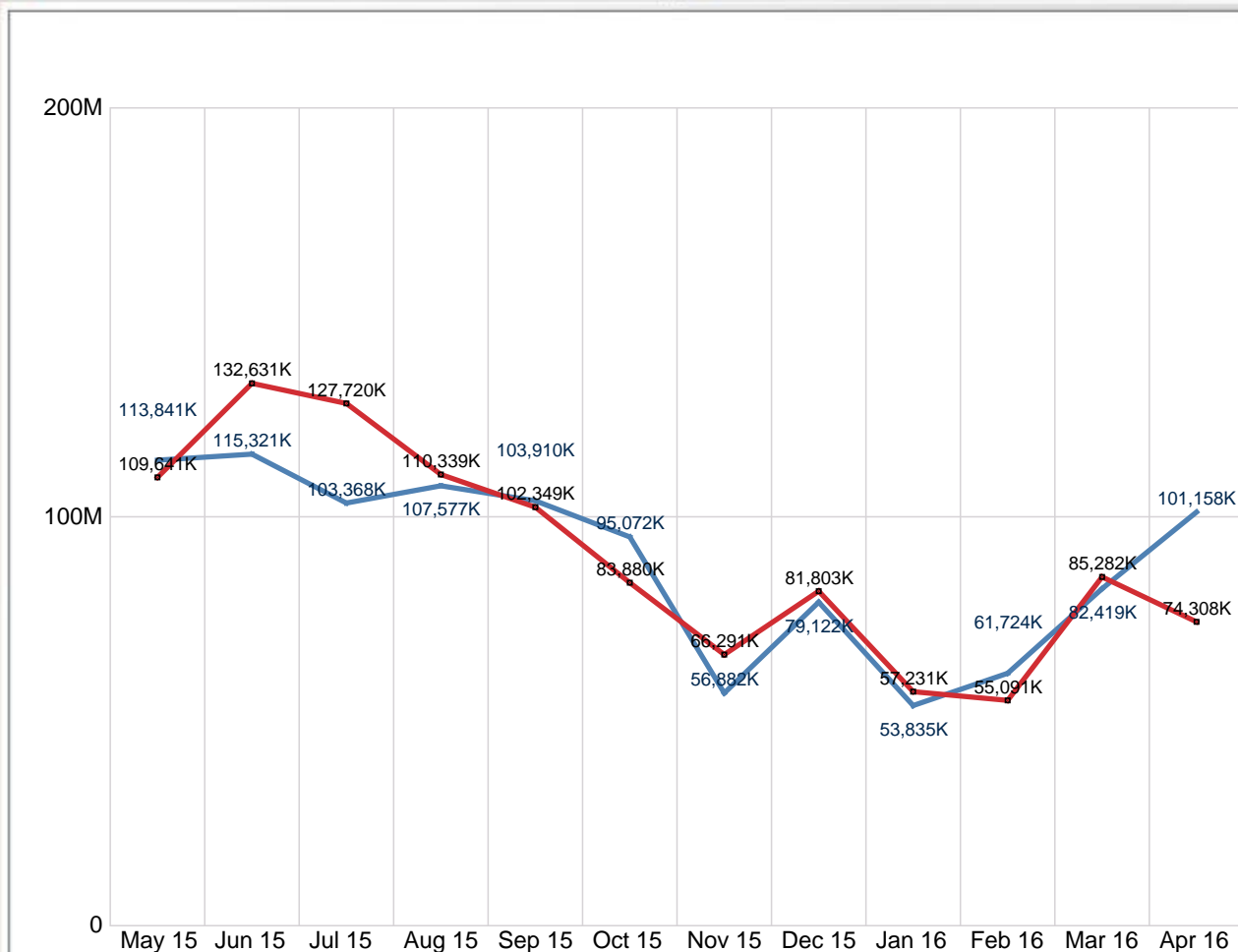
Report Produced on: May 09, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

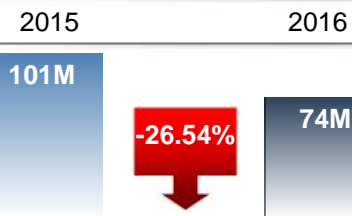
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

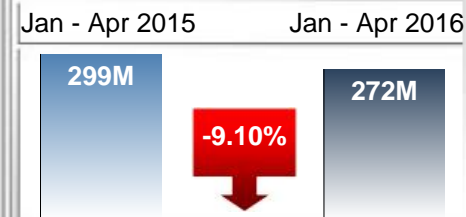


Comparative Analysis

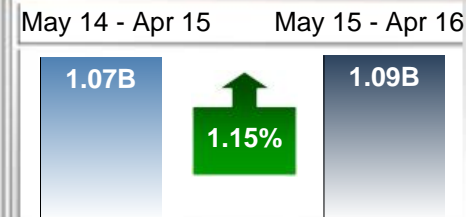
APRIL



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





April 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

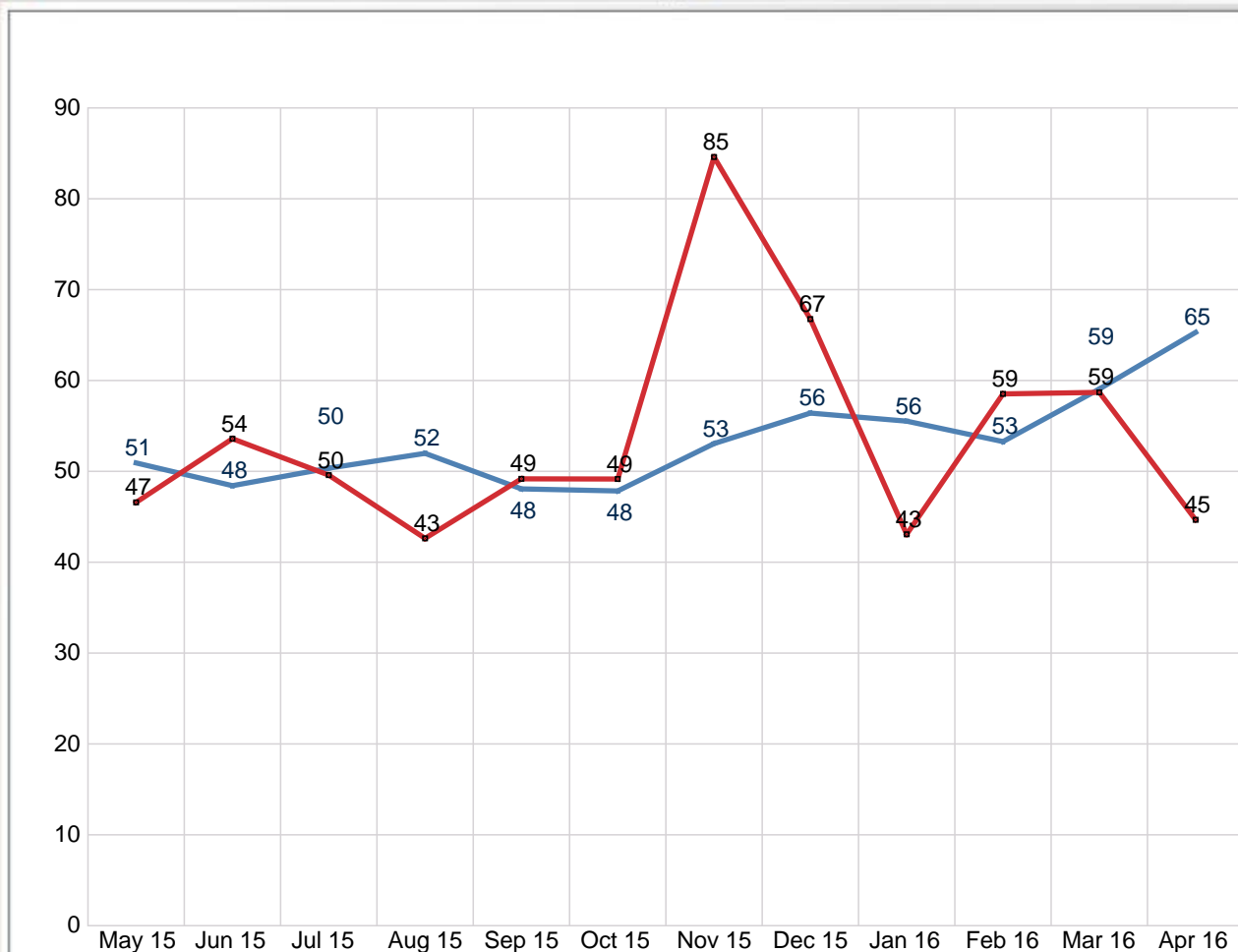
Report Produced on: May 09, 2016

Market Trends

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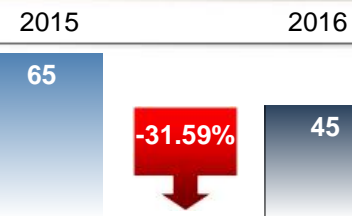
■ May 2015 - April 2016 (Current Year with Values)

■ May 2014 - April 2015 (Previous Year)

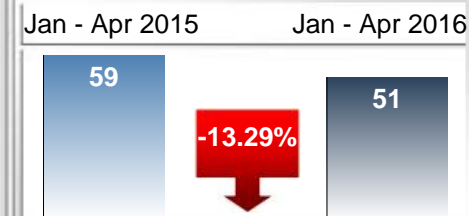


Comparative Analysis

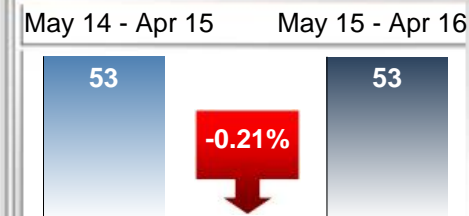
APRIL



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





April 2016

Area Delimited by City Of Edmond - Residential Property Type



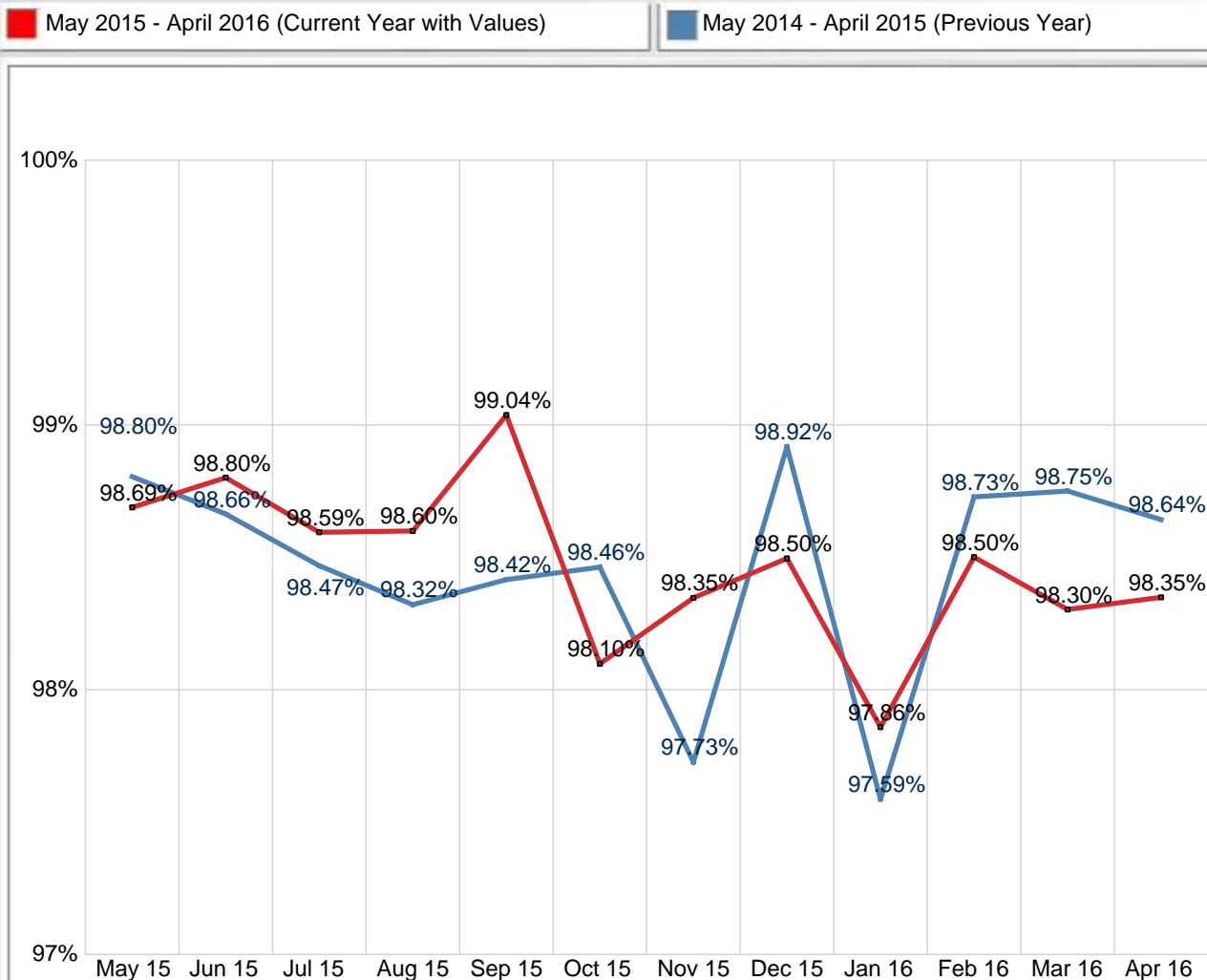
Closed Sales by Average Asked per Sold Ratio

Report Produced on: May 09, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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Comparative Analysis

APRIL

2015	2016
98.64%	98.35%
-0.30%	

YEAR TO DATE (YTD)

Jan - Apr 2015	Jan - Apr 2016
98.52%	98.26%
-0.26%	

12 MONTH COMPARATIVE

May 14 - Apr 15	May 15 - Apr 16
98.51%	98.52%
0.01%	



April 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

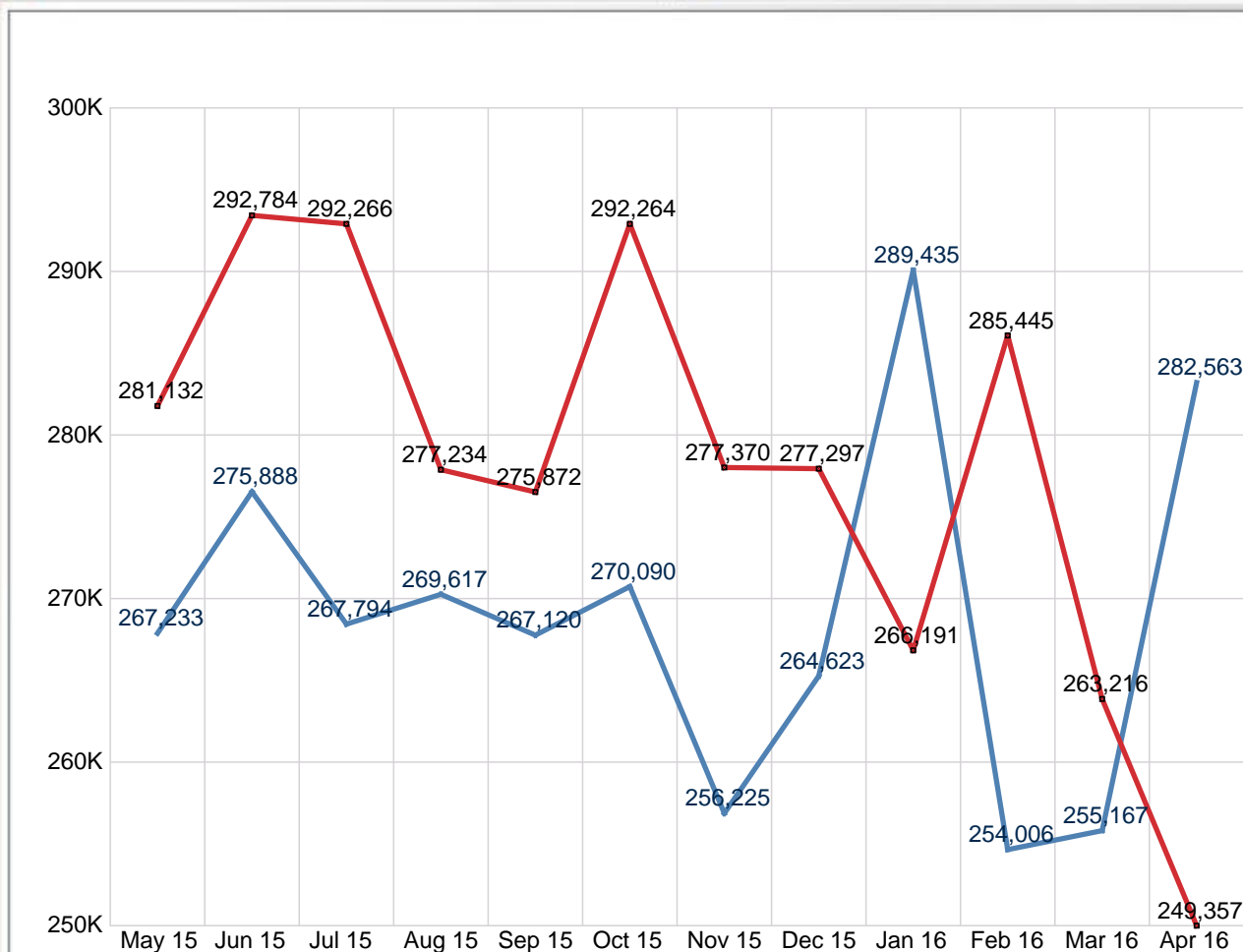
Report Produced on: May 09, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



Comparative Analysis

APRIL

2015	2016
282,563	249,357
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-11.75%</div>	

YEAR TO DATE (YTD)

Jan - Apr 2015	Jan - Apr 2016
269,491	263,993
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.04%</div>	

12 MONTH COMPARATIVE

May 14 - Apr 15	May 15 - Apr 16
268,490	278,607
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">3.77%</div>	