



April 2016

Area Delimited by County Of Logan -
Residential Property Type

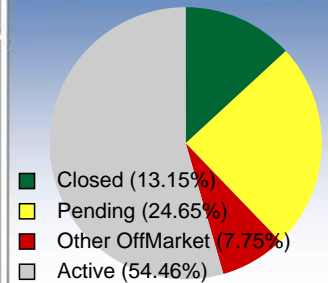


Absorption: Last 12 months, an Average of **60** Sales/Month

Active Inventory as of April 30, 2016 = **232**

	APRIL		
	2015	2016	+/- %
Closed Listings	70	56	-20.00%
Pending Listings	80	105	31.25%
New Listings	88	105	19.32%
Median List Price	222,988	209,875	-5.88%
Median Sale Price	220,950	206,375	-6.60%
Median Percent of List Price to Selling Price	99.74%	100.00%	0.26%
Median Days on Market to Sale	28.50	29.50	3.51%
End of Month Inventory	231	232	0.43%
Months Supply of Inventory	3.76	3.88	3.23%

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 **0.43%** to 232 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.88** 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 **6.60%** in April 2016 to \$206,375 versus the previous year at \$220,950.

Median Days on Market Lengthens

The median number of **29.50** days that homes spent on the market before selling increased by 1.00 days or **3.51%** in April 2016 compared to last year's same month at **28.50** DOM.

Sales Success for April 2016 is Positive

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

There were 105 New Listings in April 2016, up **19.32%** from last year at 88. Furthermore, there were 56 Closed Listings this month versus last year at 70, a **-20.00%** decrease.

Closed versus Listed trends yielded a **53.3%** ratio, down from last year's April 2016 at **79.5%**, a **32.95%** 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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April 2016

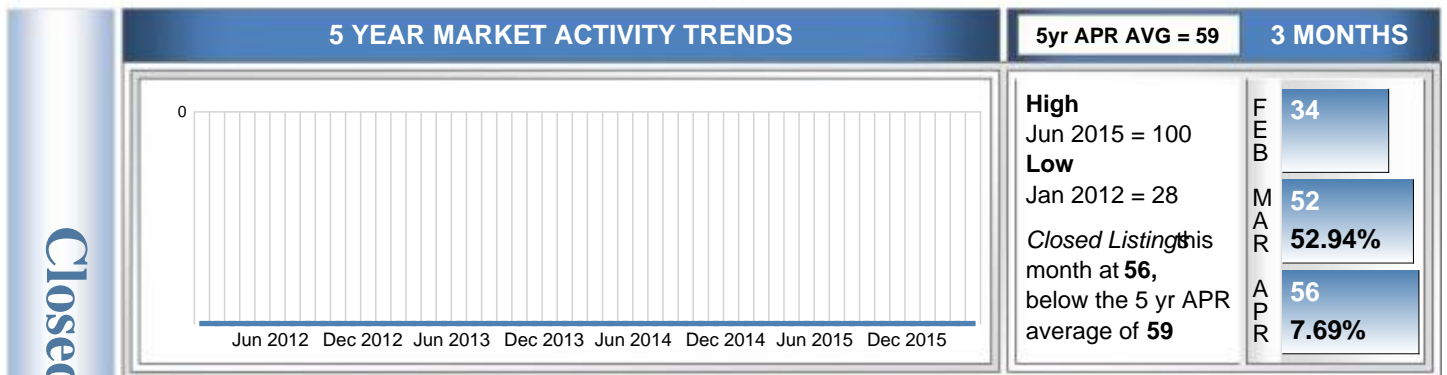
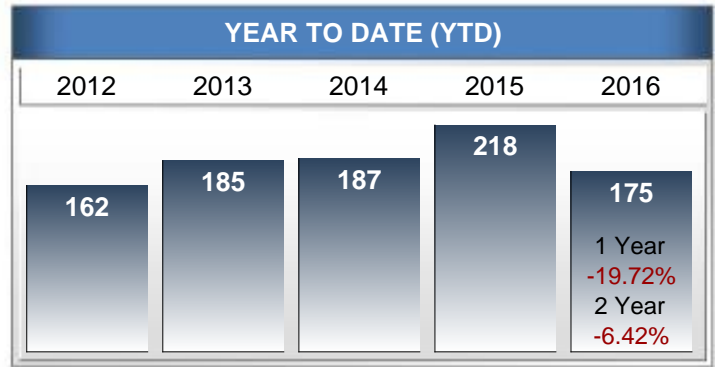
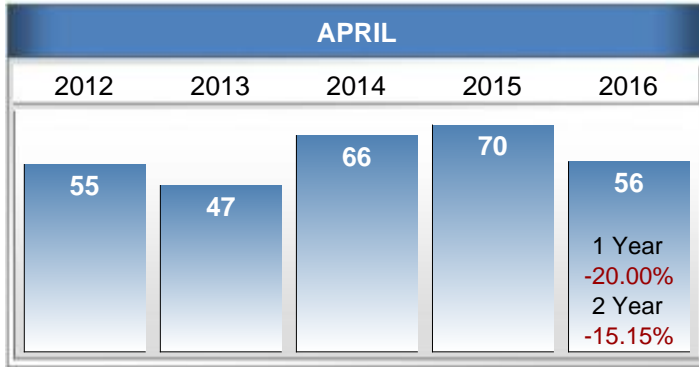
Closed Sales as of May 08, 2016



Closed Listings

Report Produced on: May 09, 2016

Area Delimited by County Of Logan - Residential Property Type



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$25,000 and less	3	5.36%	37.0	1	1	1	0	
\$25,001 - \$125,000	9	16.07%	44.0	2	6	1	0	
\$125,001 - \$175,000	8	14.29%	42.0	0	8	0	0	
\$175,001 - \$225,000	13	23.21%	17.0	0	6	7	0	
\$225,001 - \$275,000	10	17.86%	34.0	0	4	5	1	
\$275,001 - \$350,000	6	10.71%	20.0	0	2	3	1	
\$350,001 and up	7	12.50%	29.0	0	1	5	1	
Total Closed Units: 56				29.5	3	28	22	3
Total Closed Volume: 11,467,839					107.55K	4.73M	5.64M	991.00K
Median Closed Price: \$206,375					\$35,000	\$160,008	\$246,750	\$279,000

Closed Listings

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

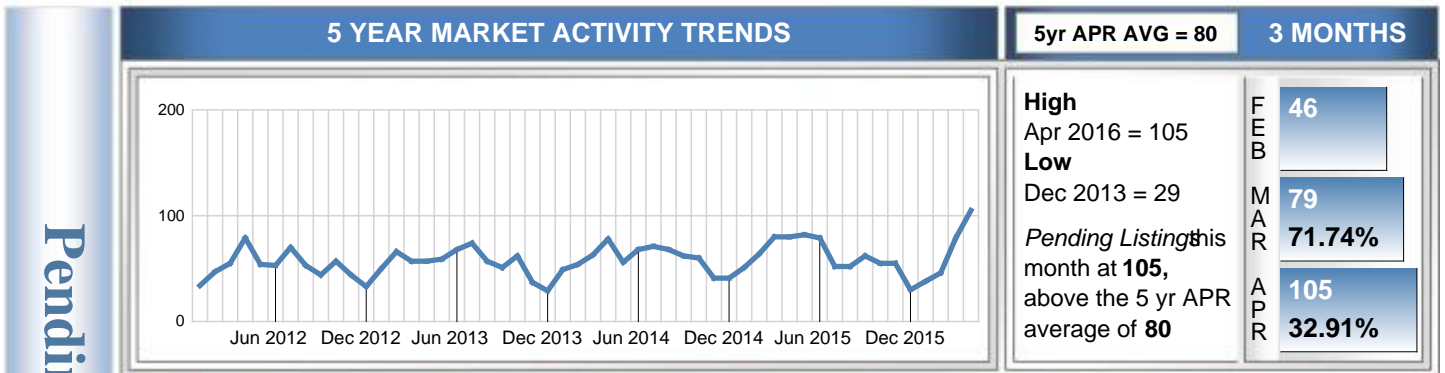
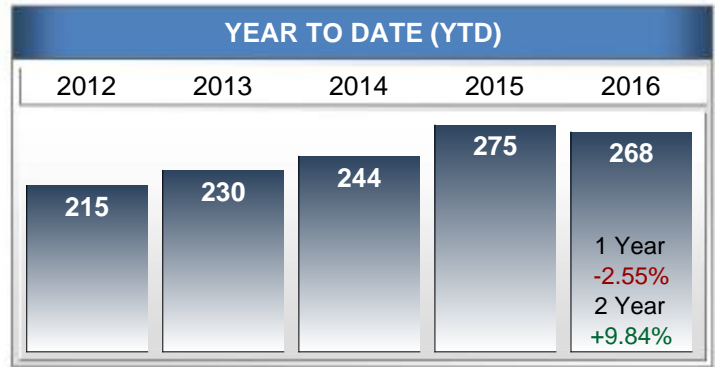
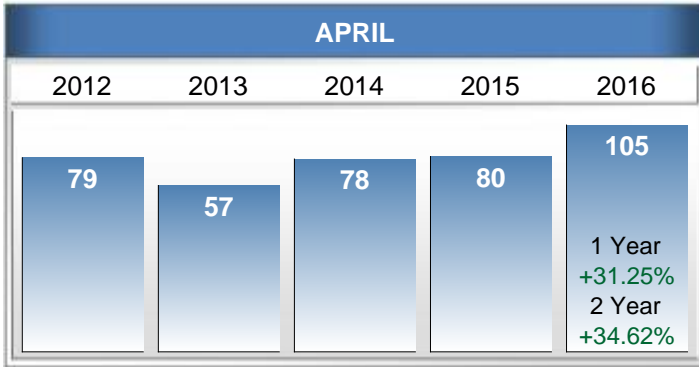
Pending Listings as of May 08, 2016



Pending Listings

Report Produced on: May 09, 2016

Area Delimited by County Of Logan - Residential Property Type



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	8	7.62%	21.0	5	2	1	0
\$50,001 - \$100,000	14	13.33%	22.0	4	9	1	0
\$100,001 - \$150,000	12	11.43%	16.0	1	8	3	0
\$150,001 - \$200,000	25	23.81%	35.0	1	19	5	0
\$200,001 - \$275,000	20	19.05%	48.0	0	8	12	0
\$275,001 - \$350,000	15	14.29%	41.0	0	2	12	1
\$350,001 and up	11	10.48%	49.0	0	2	9	0
Total Pending Units: 105				11	50	43	1
Total Pending Volume: 21,492,835				696.80K	8.63M	11.84M	324.90K
Median Listing Price: \$189,900				\$65,000	\$165,491	\$267,500	\$324,900

Pending Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2016

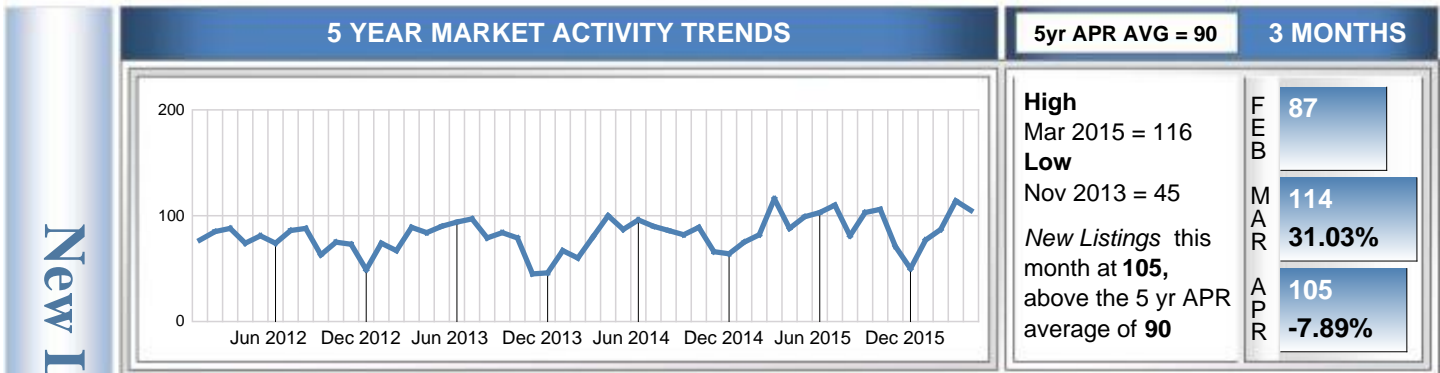
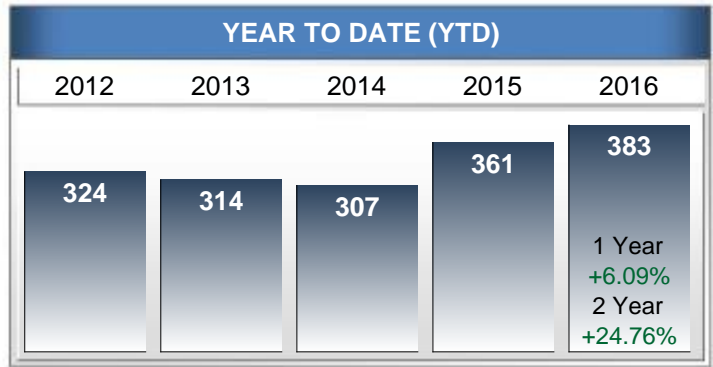
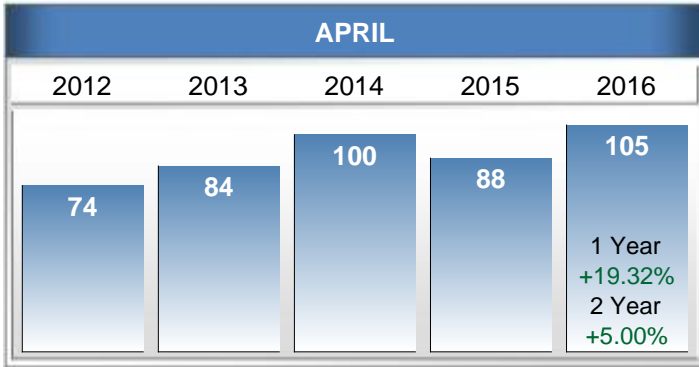
New Listings as of May 08, 2016



New Listings

Report Produced on: May 09, 2016

Area Delimited by County Of Logan - Residential Property Type



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	11	10.48%	7	4	0	0
\$75,001 - \$100,000	9	8.57%	3	5	1	0
\$100,001 - \$175,000	15	14.29%	2	10	3	0
\$175,001 - \$275,000	24	22.86%	1	13	10	0
\$275,001 - \$325,000	23	21.90%	0	10	12	1
\$325,001 - \$425,000	11	10.48%	0	1	10	0
\$425,001 and up	12	11.43%	0	2	10	0
Total New Listed Units:			13	45	46	1
Total New Listed Volume:			1.21M	9.07M	19.66M	324.90K
Median New Listed Listing Price:			\$75,000	\$187,500	\$312,500	\$324,900



Monthly Inventory Analysis

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April 2016

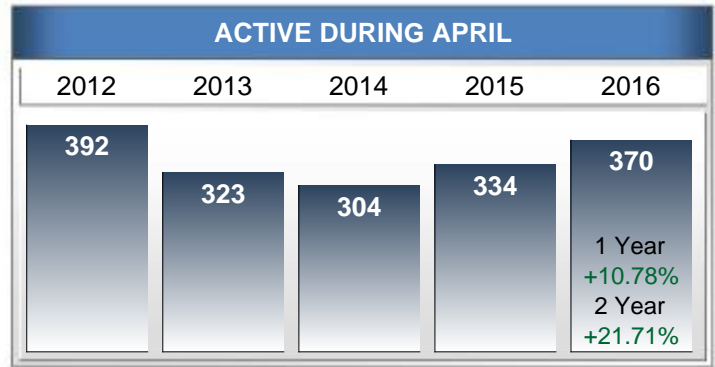
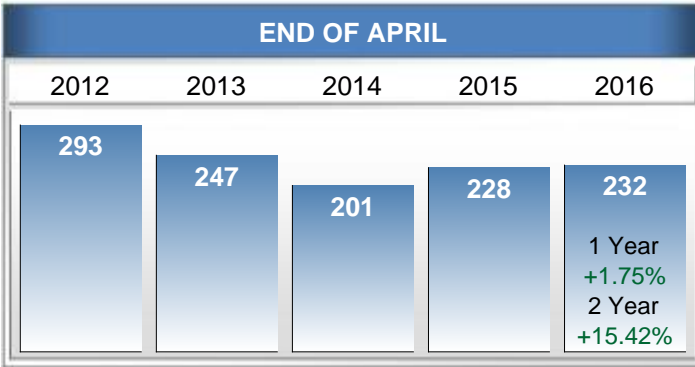
Active Inventory as of May 08, 2016



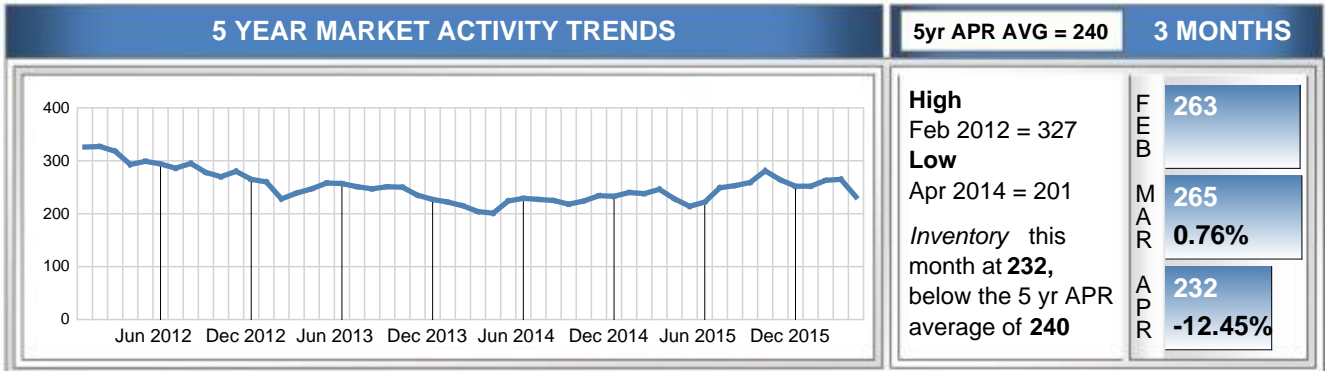
Active Inventory

Report Produced on: May 09, 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	19	8.19%	60.0	8	9	1	1		
\$75,001 - \$125,000	30	12.93%	57.0	9	17	4	0		
\$125,001 - \$175,000	18	7.76%	68.0	0	12	6	0		
\$175,001 - \$275,000	63	27.16%	65.0	2	23	32	6		
\$275,001 - \$325,000	49	21.12%	43.0	0	20	27	2		
\$325,001 - \$425,000	25	10.78%	53.0	0	9	13	3		
\$425,001 and up	28	12.07%	38.5	0	4	19	5		
Total Active Inventory by Units:				232	54.5	19	94	102	17
Total Active Inventory by Volume:				64,804,869		1.80M	20.30M	35.63M	7.07M
Median Active Inventory Listing Price:				\$258,340		\$87,500	\$197,950	\$289,950	\$314,900

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

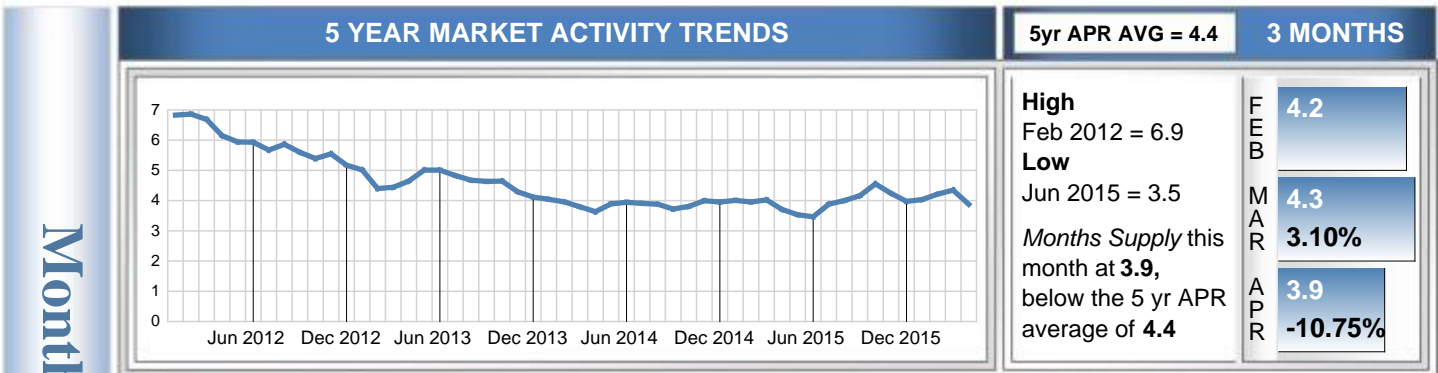
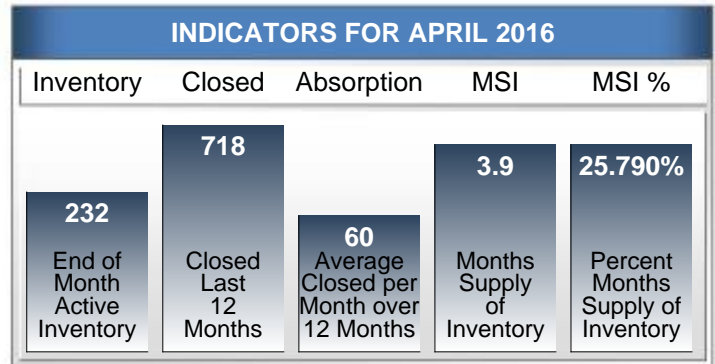
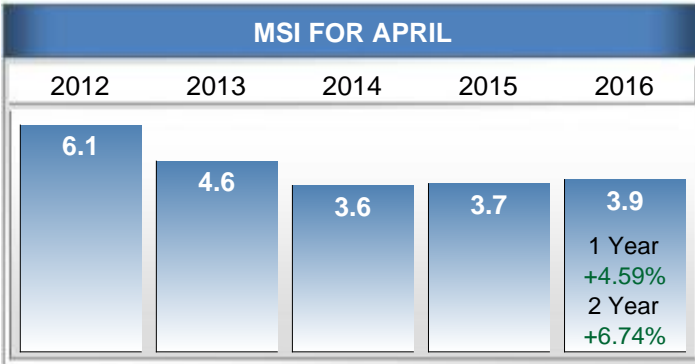
Active Inventory as of May 08, 2016



Months Supply of Inventory

Report Produced on: May 09, 2016

Area Delimited by 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	19	8.19%	2.4	2.5	2.5	1.1	12.0
\$75,001 - \$125,000	30	12.93%	4.9	8.3	3.8	6.9	0.0
\$125,001 - \$175,000	18	7.76%	2.0	0.0	1.7	4.0	0.0
\$175,001 - \$275,000	63	27.16%	3.3	6.0	2.2	4.2	6.5
\$275,001 - \$325,000	49	21.12%	6.8	0.0	9.6	6.0	3.0
\$325,001 - \$425,000	25	10.78%	3.8	0.0	6.4	3.0	4.0
\$425,001 and up	28	12.07%	7.1	0.0	24.0	5.7	12.0
MSI:			3.9	4.0	3.2	4.5	5.5
Total Active Inventory:			232	19	94	102	17



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2016

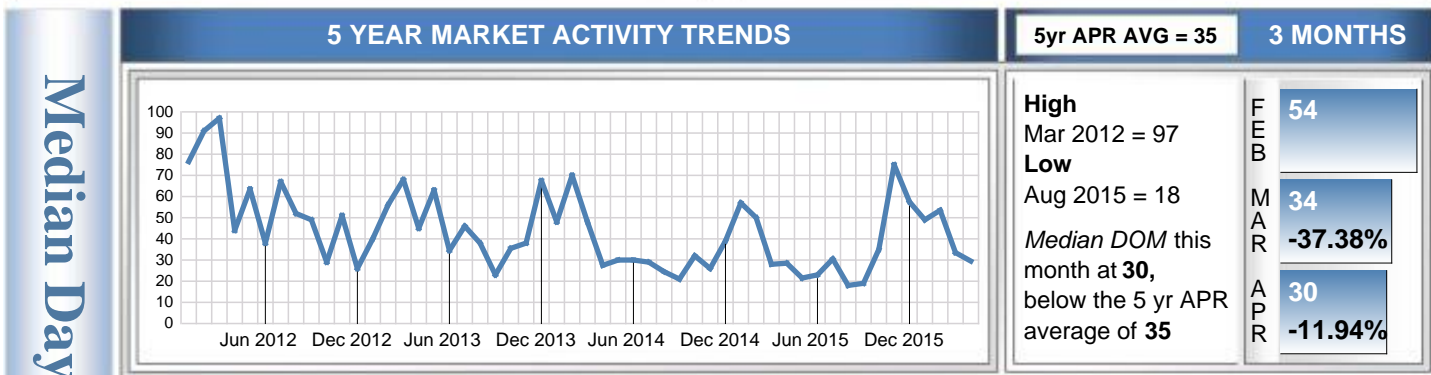
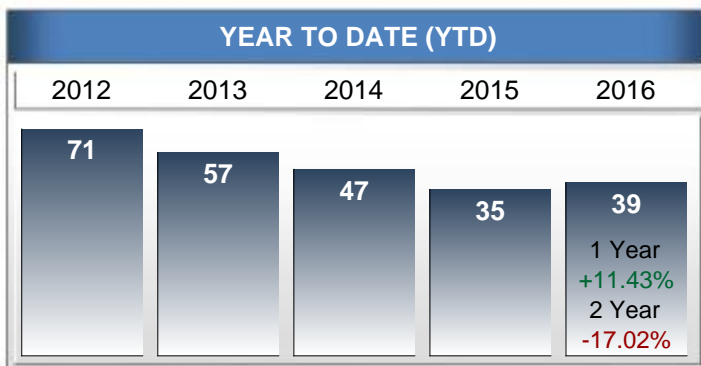
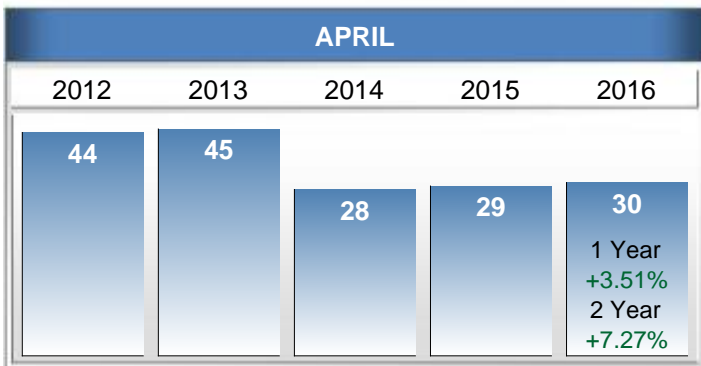
Closed Sales as of May 08, 2016



Median Days on Market to Sale

Report Produced on: May 09, 2016

Area Delimited by County Of Logan - 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+
\$25,000 and less	3			5.36%	37.0	78.0	14.0	37.0	0.0
\$25,001 - \$125,000	9			16.07%	44.0	126.5	32.5	176.0	0.0
\$125,001 - \$175,000	8			14.29%	42.0	0.0	42.0	0.0	0.0
\$175,001 - \$225,000	13			23.21%	17.0	0.0	9.5	37.0	0.0
\$225,001 - \$275,000	10			17.86%	34.0	0.0	86.5	7.0	28.0
\$275,001 - \$350,000	6			10.71%	20.0	0.0	38.0	19.0	115.0
\$350,001 and up	7			12.50%	29.0	0.0	87.0	29.0	28.0
Median Closed DOM:					29.5	78.0	34.0	20.0	28.0
Total Closed Units:					56	3	28	22	3
Total Closed Volume:					11,467,839	107.55K	4.73M	5.64M	991.00K



Monthly Inventory Analysis

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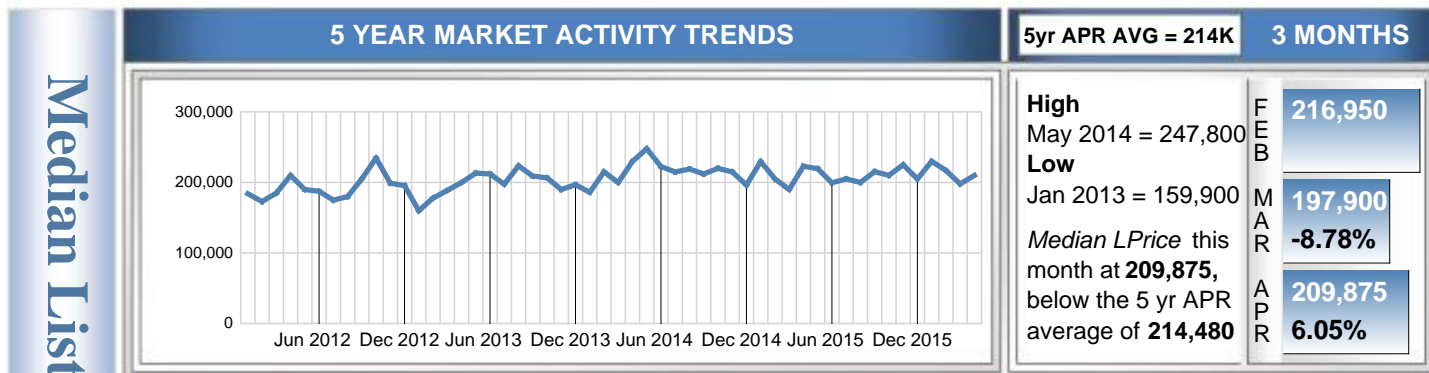
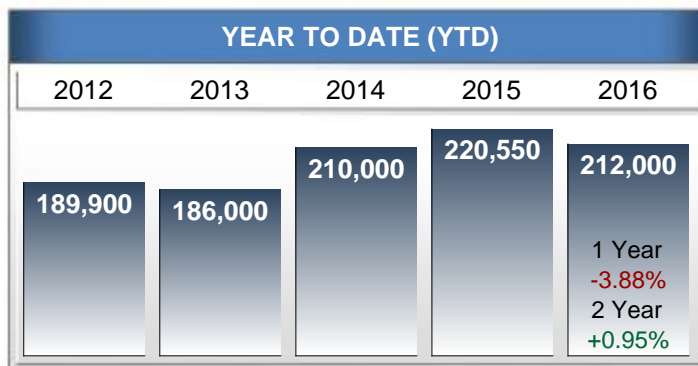
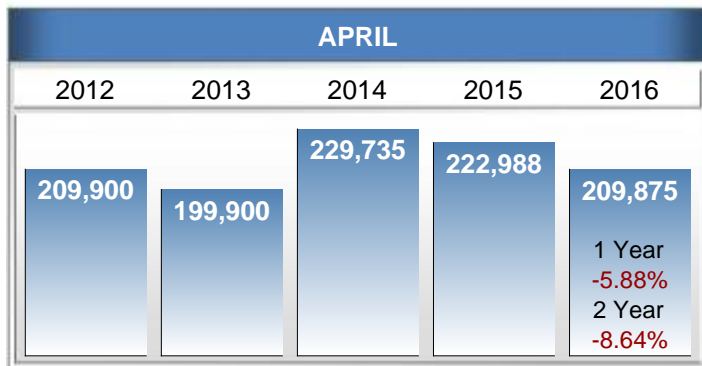
Closed Sales as of May 08, 2016



Median List Price at Closing

Report Produced on: May 09, 2016

Area Delimited by County Of Logan - 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+
\$25,000 and less	2		3.57%	18,750	0	20,000	17,500	0
\$25,001 - \$125,000	10		17.86%	47,950	46,000	56,900	85,000	0
\$125,001 - \$175,000	9		16.07%	144,500	0	143,250	174,700	0
\$175,001 - \$225,000	10		17.86%	202,450	0	197,500	212,000	0
\$225,001 - \$275,000	12		21.43%	249,200	0	238,500	249,200	249,900
\$275,001 - \$350,000	7		12.50%	300,000	0	300,000	306,950	309,900
\$350,001 and up	6		10.71%	412,400	0	359,990	412,400	500,000
Median List Price:		\$209,875			\$46,000	\$156,250	\$249,200	\$309,900
Total Closed Units:		56			3	28	22	3
Total List Volume:		11,643,504			123.83K	4.75M	5.71M	1.06M



Monthly Inventory Analysis

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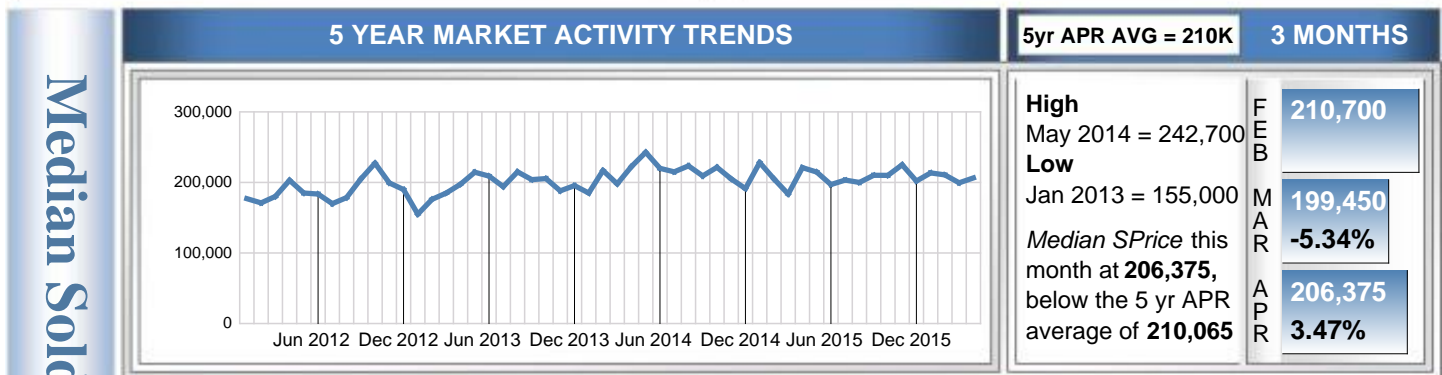
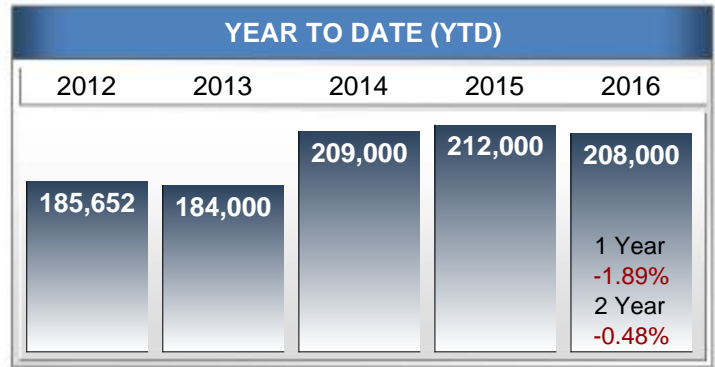
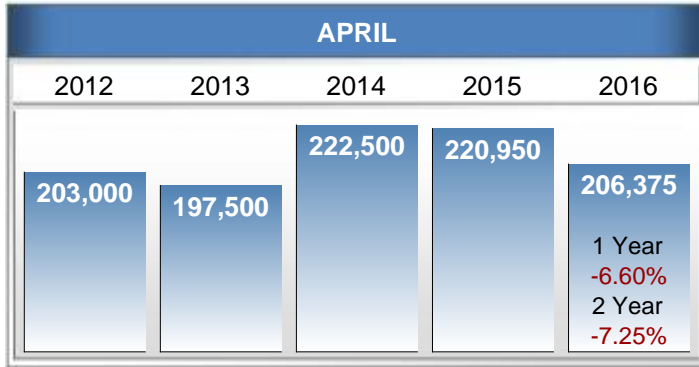
Closed Sales as of May 08, 2016



Median Sold Price at Closing

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Area Delimited by County Of Logan - Residential Property Type



Median Sold Price

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

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	3		5.36%	21,500	24,500	21,500	15,000	0
\$25,001 - \$125,000	9		16.07%	48,052	41,526	51,000	75,000	0
\$125,001 - \$175,000	8		14.29%	144,000	0	144,000	0	0
\$175,001 - \$225,000	13		23.21%	200,000	0	197,450	207,750	0
\$225,001 - \$275,000	10		17.86%	246,750	0	246,750	248,500	242,000
\$275,001 - \$350,000	6		10.71%	297,500	0	300,000	295,000	279,000
\$350,001 and up	7		12.50%	394,000	0	362,000	394,000	470,000
Median Closed Price:	\$206,375				\$35,000	\$160,008	\$246,750	\$279,000
Total Closed Units:	56				3	28	22	3
Total Closed Volume:	11,467,839				107.55K	4.73M	5.64M	991.00K



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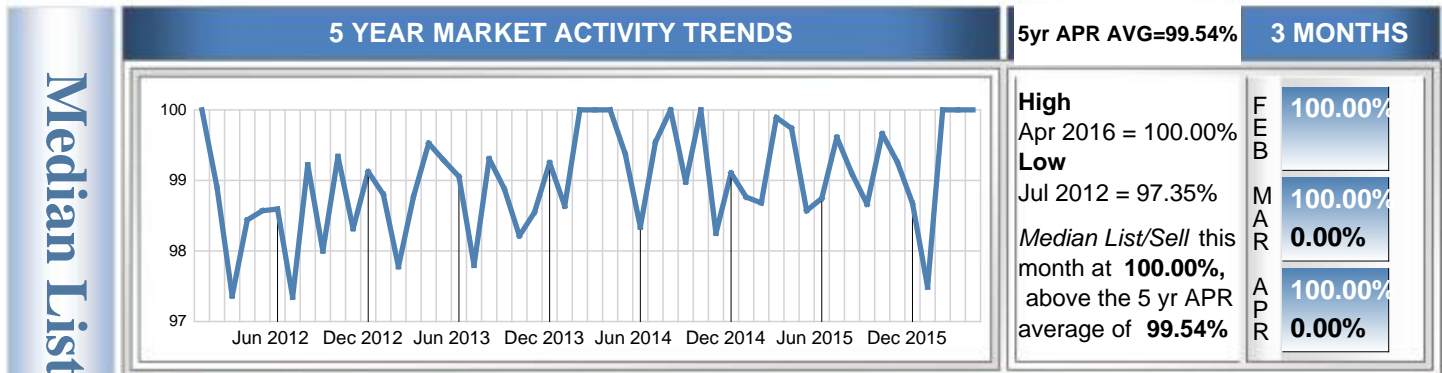
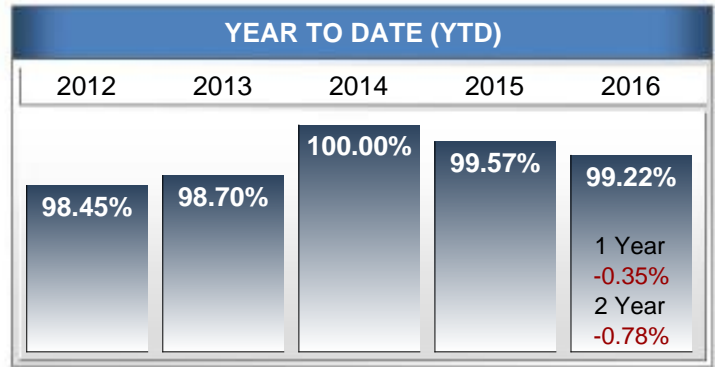
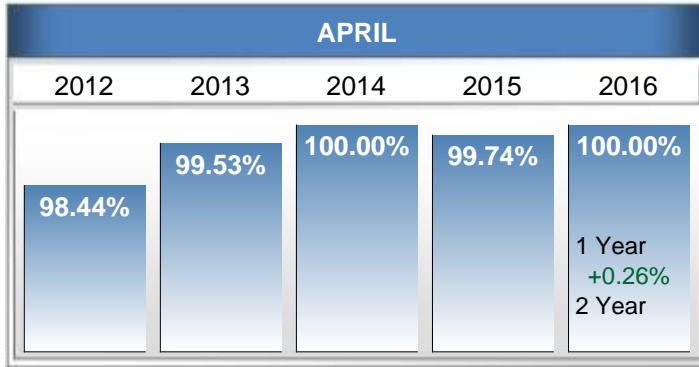
Closed Sales as of May 08, 2016



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

Ready to Buy or Sell Real Estate?
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+
\$25,000 and less	3	5.36%	87.72%	87.72%	107.50%	85.71%	0.00%
\$25,001 - \$125,000	9	16.07%	95.15%	86.19%	96.77%	88.24%	0.00%
\$125,001 - \$175,000	8	14.29%	100.65%	0.00%	100.65%	0.00%	0.00%
\$175,001 - \$225,000	13	23.21%	99.04%	0.00%	98.98%	100.00%	0.00%
\$225,001 - \$275,000	10	17.86%	98.97%	0.00%	100.00%	98.73%	96.84%
\$275,001 - \$350,000	6	10.71%	99.18%	0.00%	100.00%	98.37%	90.03%
\$350,001 and up	7	12.50%	100.00%	0.00%	100.56%	100.00%	94.00%
Median List/Sell Ratio:	100.00%			87.72%	100.00%	98.97%	94.00%
Total Closed Units:	56			3	28	22	3
Total Closed Volume:	11,467,839			107.55K	4.73M	5.64M	991.00K



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Inventory as of May 08, 2016



Market Summary

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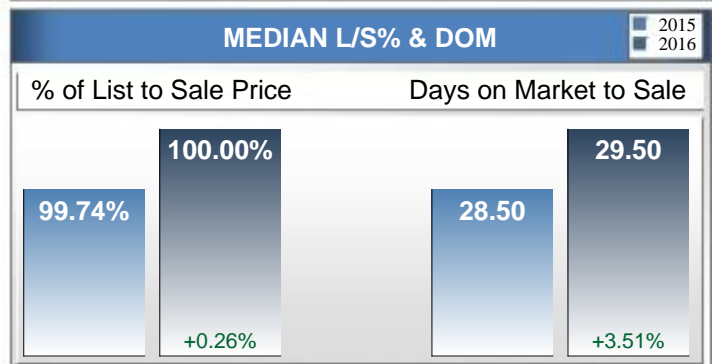
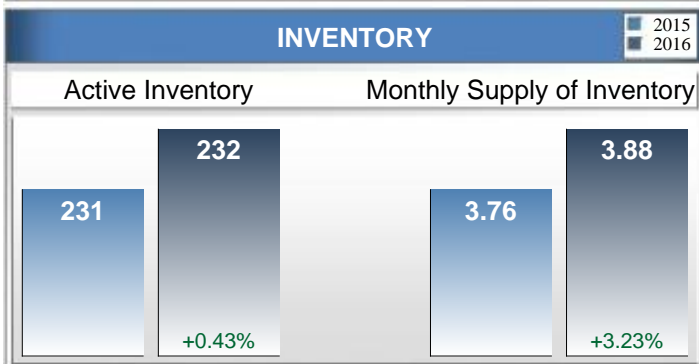
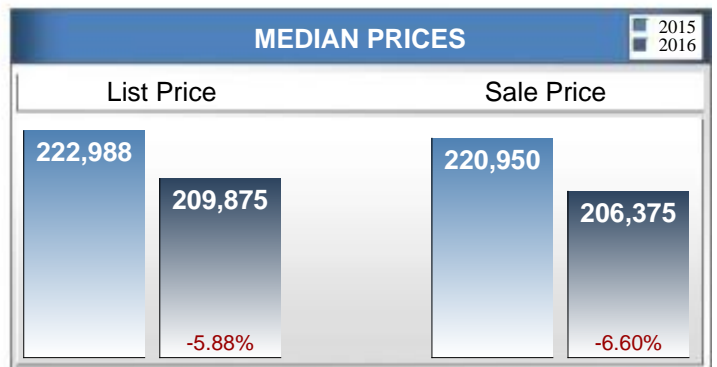
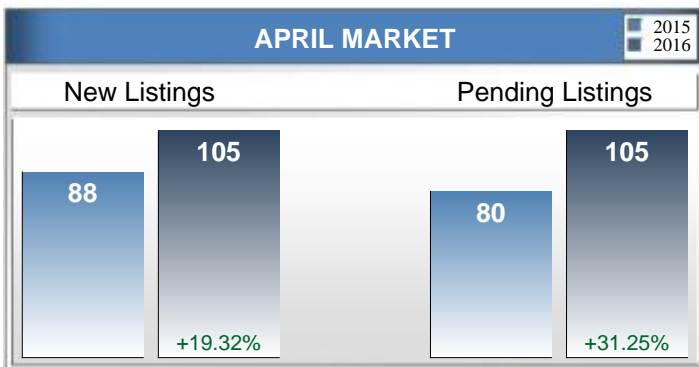
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 60 Sales/Month

Active Inventory as of April 30, 2016 = 232

	APRIL			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	70	56	-20.00%	218	175	-19.72%
Pending Sales	80	105	31.25%	275	268	-2.55%
New Listings	88	105	19.32%	361	383	6.09%
Median List Price	222,988	209,875	-5.88%	220,550	212,000	-3.88%
Median Sale Price	220,950	206,375	-6.60%	212,000	208,000	-1.89%
Median Percent of List Price to Selling Price	99.74%	100.00%	0.26%	99.57%	99.22%	-0.35%
Median Days on Market to Sale	28.50	29.50	3.51%	35.00	39.00	11.43%
Monthly Inventory	231	232	0.43%	231	232	0.43%
Months Supply of Inventory	3.76	3.88	3.23%	3.76	3.88	3.23%





April 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

Report Produced on: May 09, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

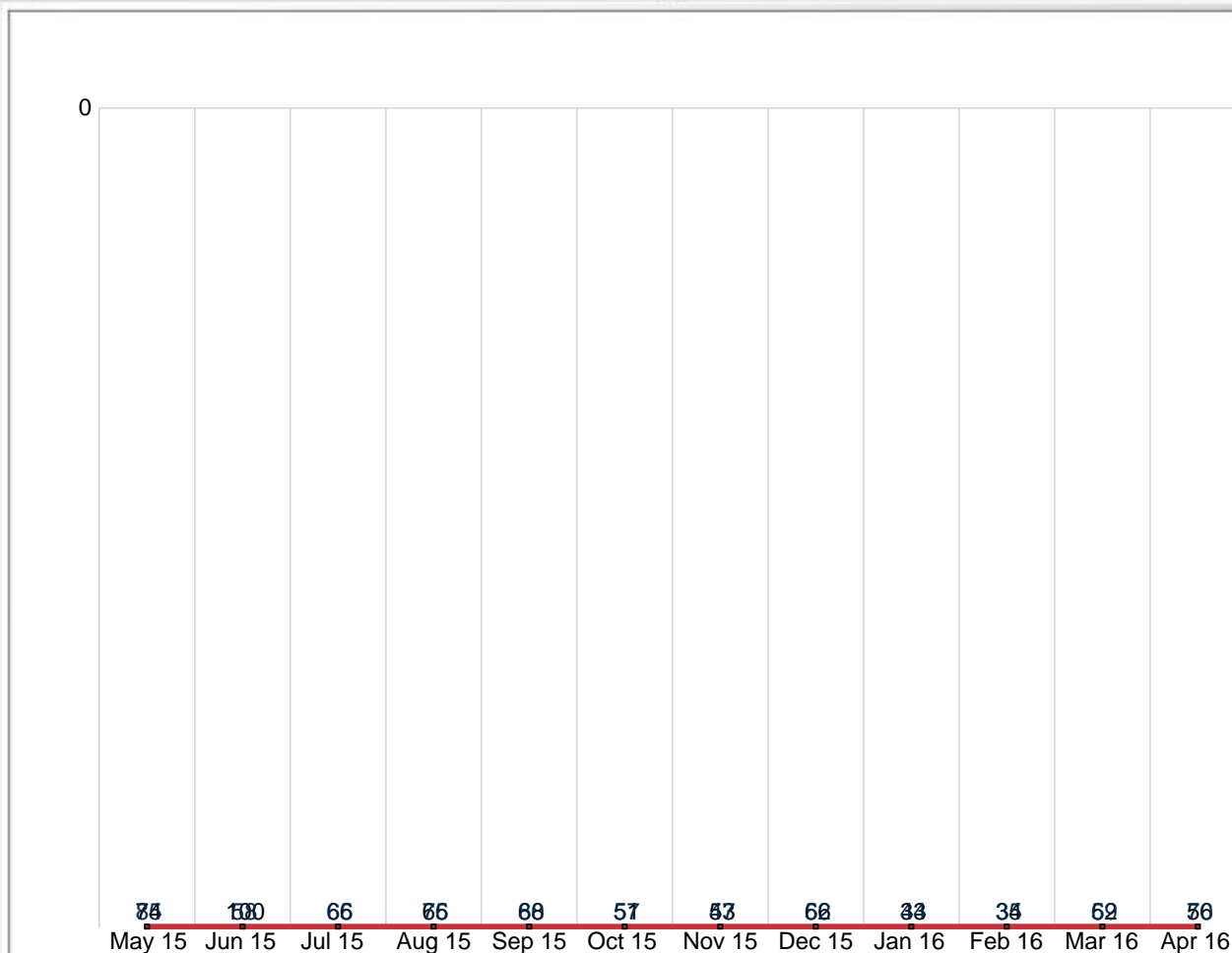
■ May 2015 - April 2016 (Current Year with Values)

■ May 2014 - April 2015 (Previous Year)

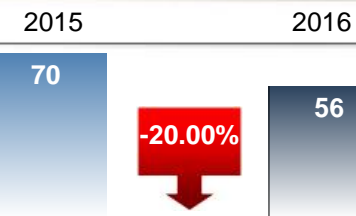
Comparative Analysis

Market Trends

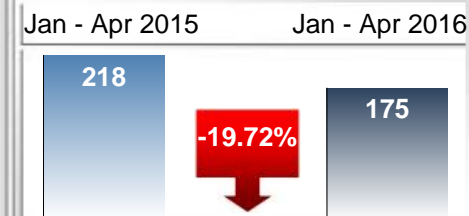
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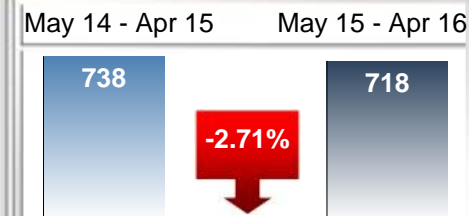
APRIL



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





April 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

Report Produced on: May 09, 2016

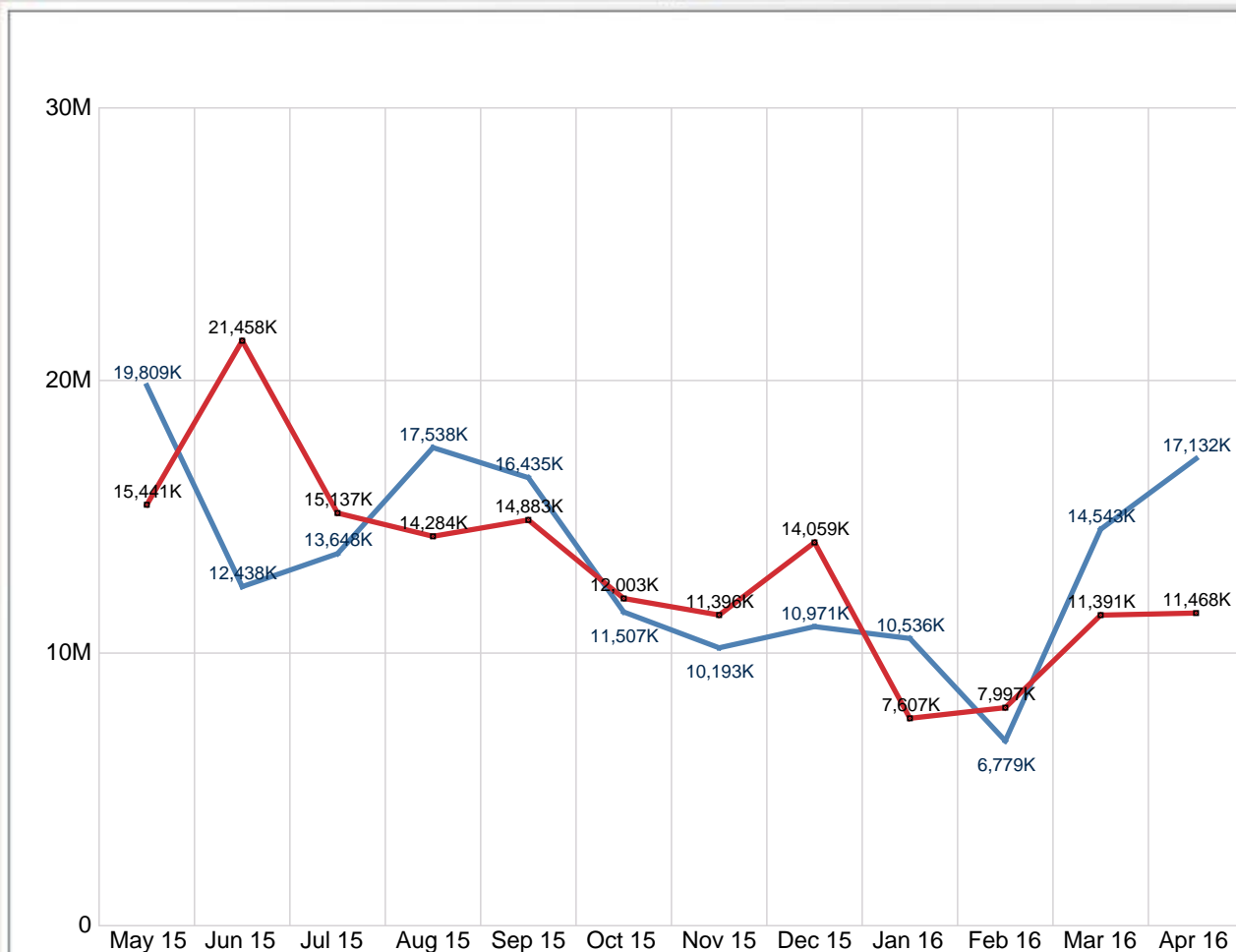
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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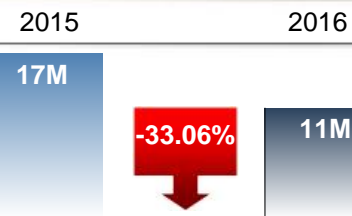
■ May 2015 - April 2016 (Current Year with Values)

■ May 2014 - April 2015 (Previous Year)

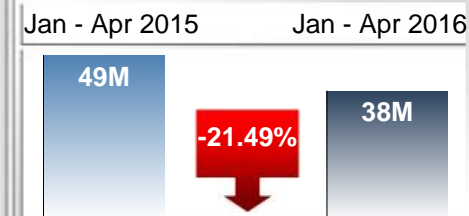


Comparative Analysis

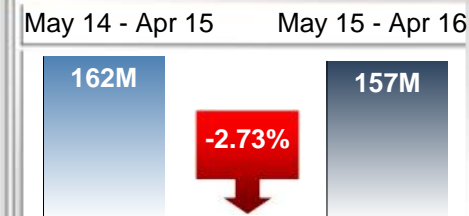
APRIL



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





April 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

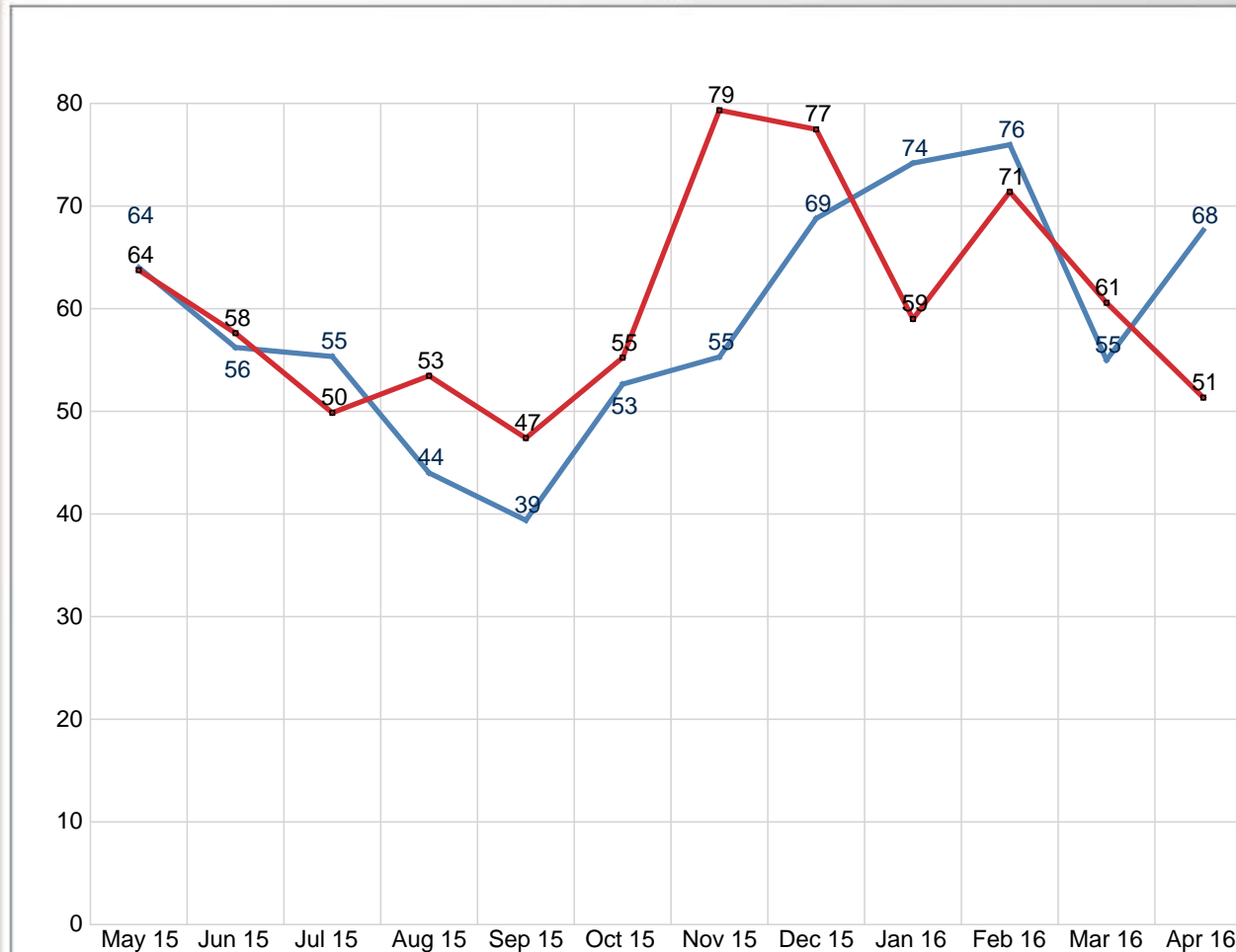
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: May 09, 2016

Market Trends

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

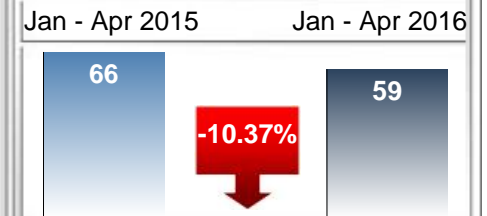


Comparative Analysis

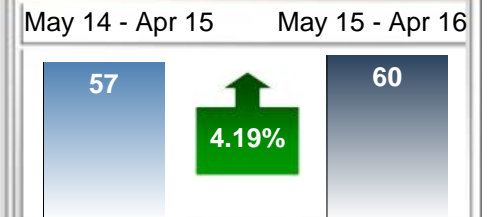
APRIL



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





April 2016

Area Delimited by County Of Logan - Residential Property Type



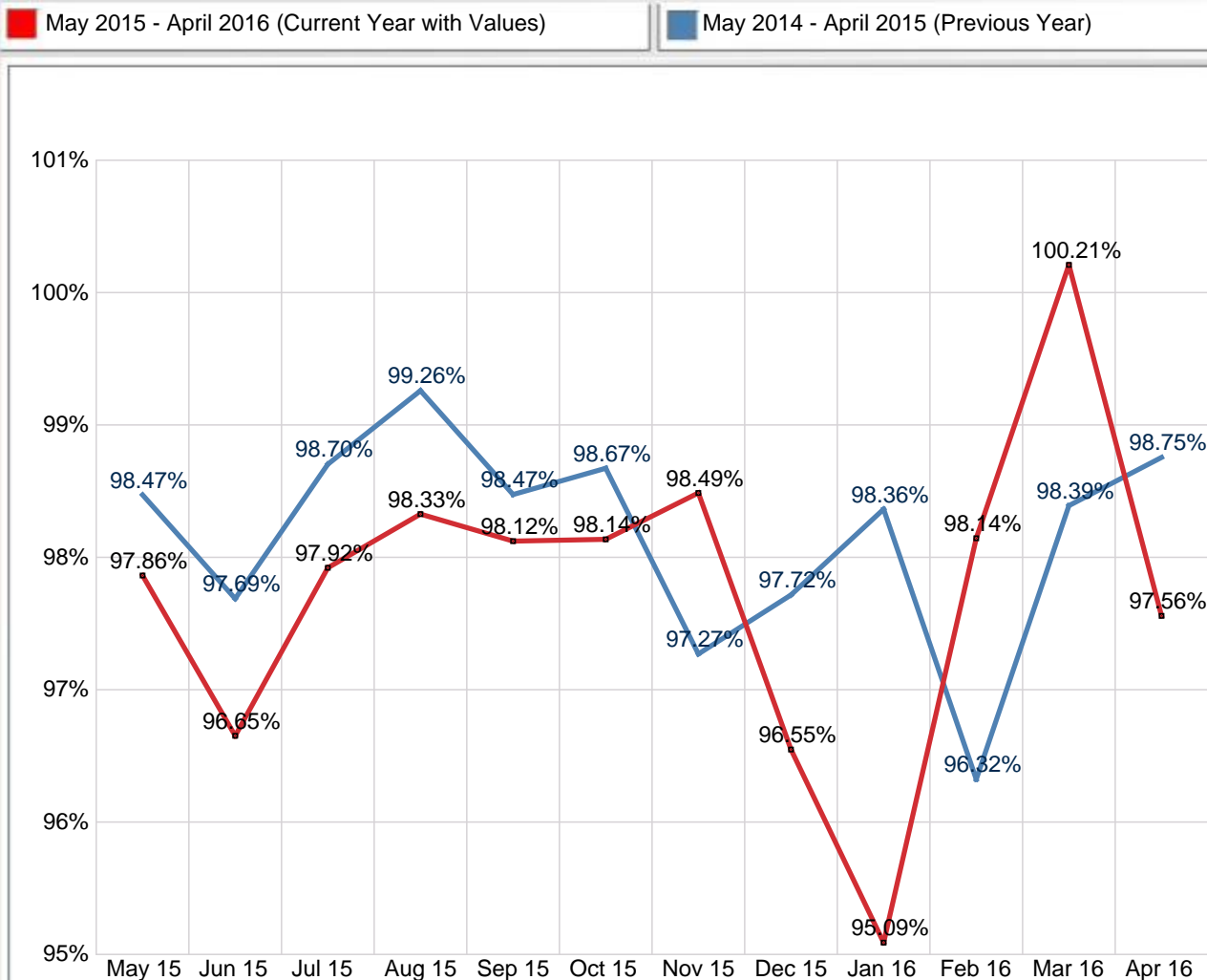
Closed Sales by Average Asked per Sold Ratio

Report Produced on: May 09, 2016

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Market Trends

Ready to Buy or Sell Real Estate?
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Comparative Analysis

APRIL

2015	2016
98.75%	97.56%
-1.21%	

YEAR TO DATE (YTD)

Jan - Apr 2015	Jan - Apr 2016
98.17%	97.99%
-0.18%	

12 MONTH COMPARATIVE

May 14 - Apr 15	May 15 - Apr 16
98.31%	97.74%
-0.58%	



April 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

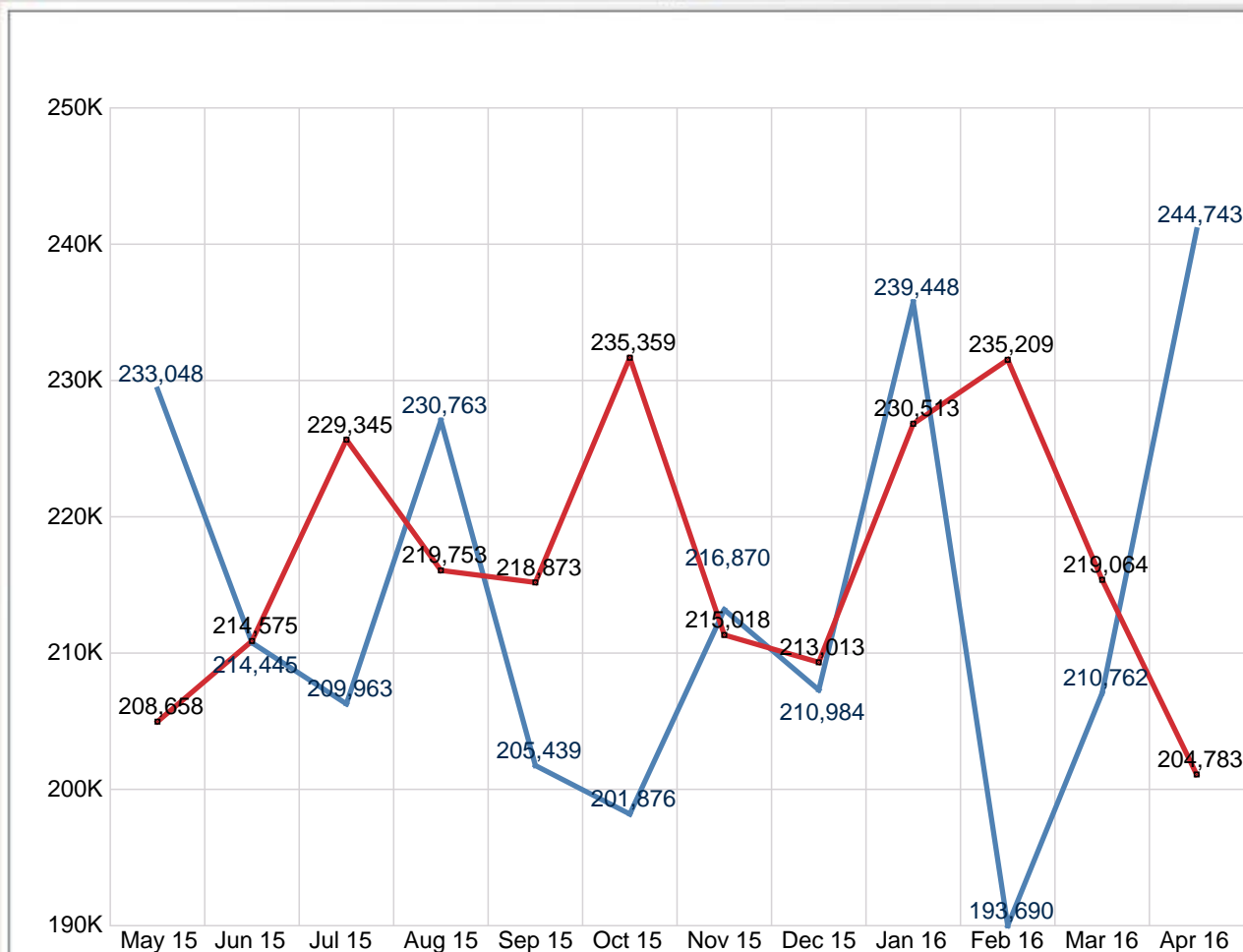
Report Produced on: May 09, 2016

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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
244,743	204,783
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-16.33%</div>	

YEAR TO DATE (YTD)

Jan - Apr 2015	Jan - Apr 2016
224,722	219,790
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.19%</div>	

12 MONTH COMPARATIVE

May 14 - Apr 15	May 15 - Apr 16
218,873	218,835
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.02%</div>	