



April 2016

Area Delimited by Zipcode 73044 - Residential Property Type

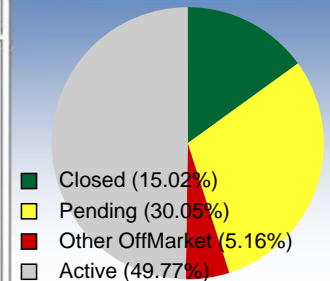


Absorption: Last 12 months, an Average of **28** Sales/Month

Active Inventory as of April 30, 2016 = **106**

	APRIL		
	2015	2016	+/- %
Closed Listings	32	32	0.00%
Pending Listings	37	64	72.97%
New Listings	41	44	7.32%
Median List Price	180,995	156,250	-13.67%
Median Sale Price	178,950	160,008	-10.59%
Median Percent of List Price to Selling Price	99.06%	99.52%	0.47%
Median Days on Market to Sale	56.00	37.50	-33.04%
End of Month Inventory	114	106	-7.02%
Months Supply of Inventory	4.34	3.75	-13.60%

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) Decreases

The total housing inventory at the end of April 2016 decreased **7.02%** to 106 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 **3.75** 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 **10.59%** in April 2016 to \$160,008 versus the previous year at \$178,950.

Median Days on Market Shortens

The median number of **37.50** days that homes spent on the market before selling decreased by 18.50 days or **33.04%** in April 2016 compared to last year's same month at **56.00** 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 44 New Listings in April 2016, up **7.32%** from last year at 41. Furthermore, there were 32 Closed Listings this month versus last year at 32, a **0.00%** decrease.

Closed versus Listed trends yielded a **72.7%** ratio, down from last year's April 2016 at **78.0%**, a **6.82%** downswing. This will certainly create pressure on a decreasing 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

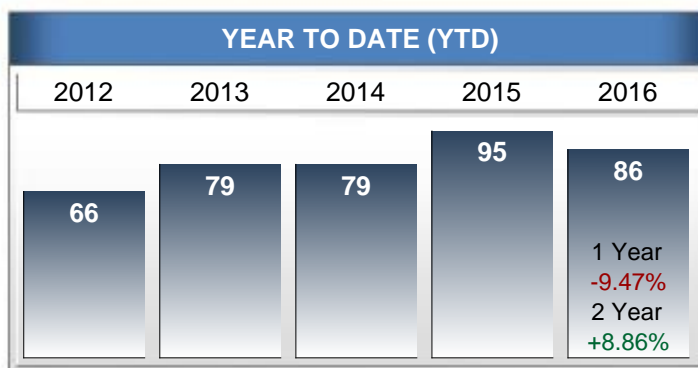
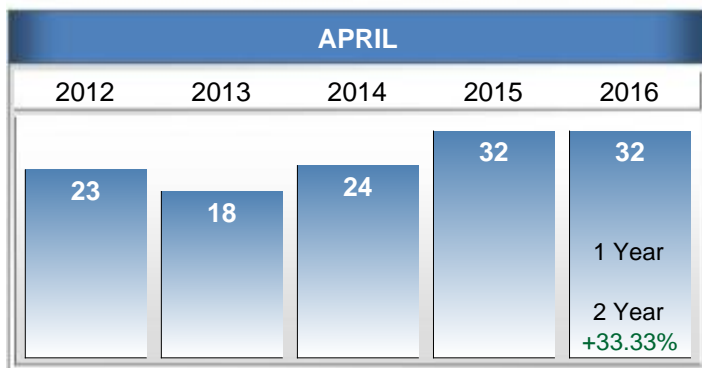
Closed Sales as of May 08, 2016



Closed Listings

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Closed Listings
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5yr APR AVG = 26 **3 MONTHS**

High
Jun 2015 = 44
Low
Jan 2014 = 10

Closed Listing this month at **32**, above the 5 yr APR average of **26**

FEB	13
MAR	25
APR	32
APR	28.00%

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	9.38%	37.0	1	1	1	0
\$25,001 - \$25,000	0	0.00%	37.0	0	0	0	0
\$25,001 - \$125,000	9	28.13%	44.0	2	6	1	0
\$125,001 - \$175,000	5	15.63%	14.0	0	5	0	0
\$175,001 - \$200,000	5	15.63%	15.0	0	3	2	0
\$200,001 - \$250,000	6	18.75%	64.5	0	3	3	0
\$250,001 and up	4	12.50%	28.5	0	3	1	0
Total Closed Units:	32		37.5	3	21	8	0.00B
Total Closed Volume:	4,733,727			107.55K	3.26M	1.37M	\$0
Median Closed Price:	\$160,008			\$35,000	\$155,800	\$203,875	



Monthly Inventory Analysis

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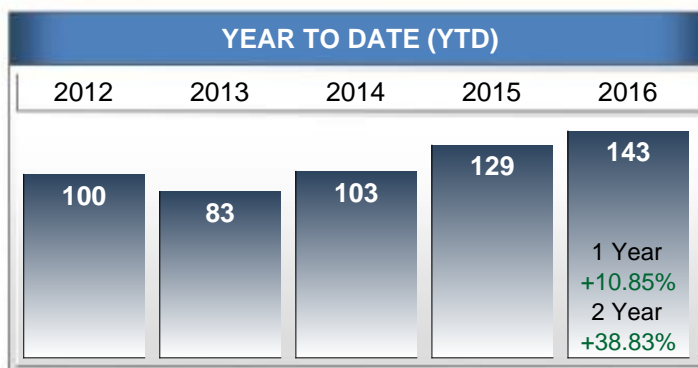
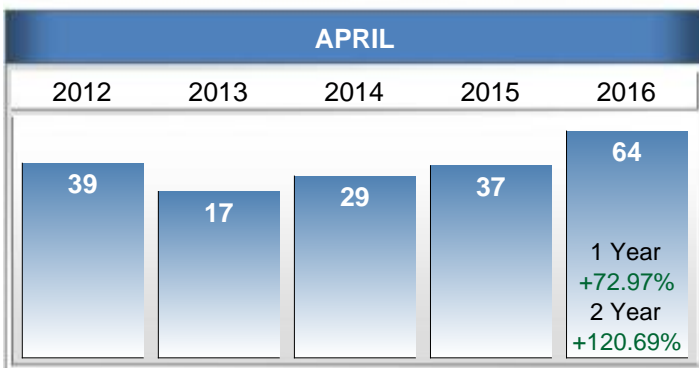
Pending Listings as of May 08, 2016



Pending Listings

Report Produced on: May 09, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings

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5yr APR AVG = 37 **3 MONTHS**

High
Apr 2016 = 64

Low
Dec 2013 = 9

Pending Listing this month at **64**, above the 5 yr APR average of **37**

FEB	24
MAR	38
APR	64
58.33%	
APR	64
68.42%	

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	5	7.81%	21.0	3	1	1	0
\$25,001 - \$75,000	7	10.94%	8.0	6	1	0	0
\$75,001 - \$125,000	11	17.19%	14.0	1	9	1	0
\$125,001 - \$175,000	14	21.88%	37.0	1	12	1	0
\$175,001 - \$200,000	9	14.06%	46.0	0	5	4	0
\$200,001 - \$250,000	10	15.63%	51.0	0	8	2	0
\$250,001 and up	8	12.50%	70.0	0	2	6	0
Total Pending Units: 64				11	38	15	
Total Pending Volume: 10,132,776				696.80K	6.14M	3.30M	0.00B
Median Listing Price: \$161,941				\$65,000	\$161,941	\$219,900	\$0



Monthly Inventory Analysis

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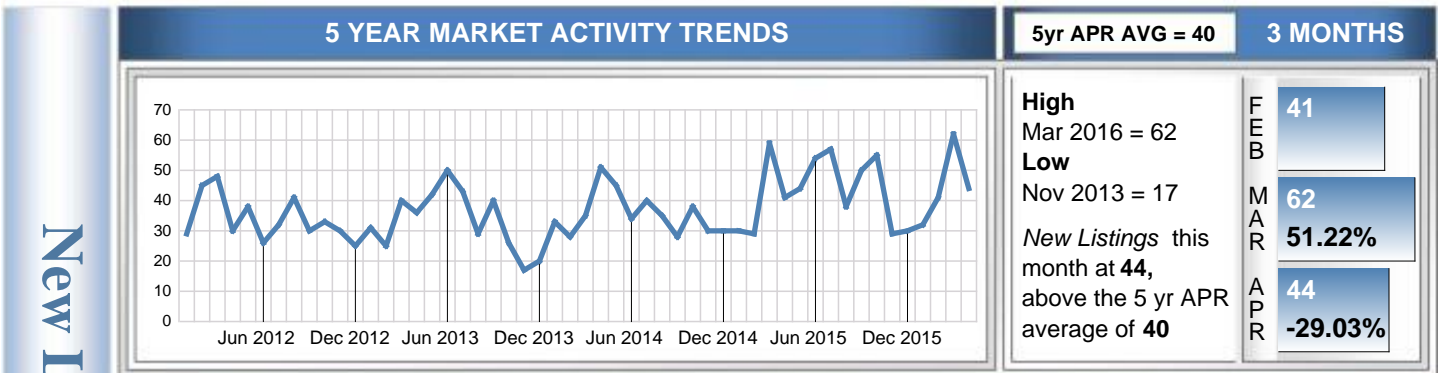
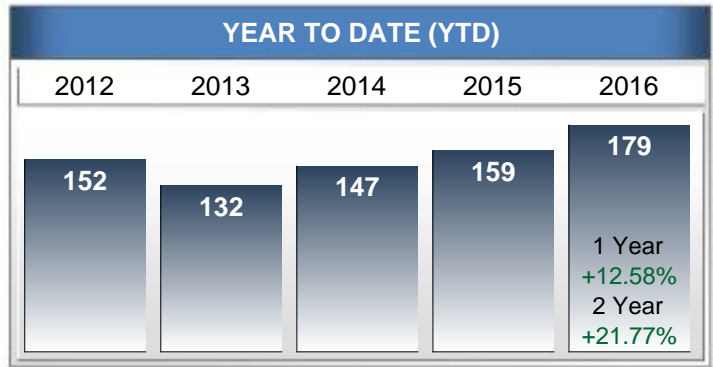
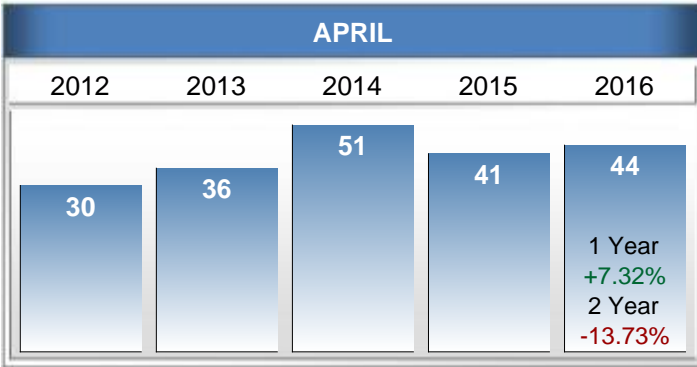
New Listings as of May 08, 2016



New Listings

Report Produced on: May 09, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$60,000 and less	4	9.09%	1	3	0	0
\$60,001 - \$80,000	4	9.09%	4	0	0	0
\$80,001 - \$120,000	8	18.18%	2	5	1	0
\$120,001 - \$180,000	11	25.00%	1	7	3	0
\$180,001 - \$220,000	7	15.91%	0	6	1	0
\$220,001 - \$280,000	6	13.64%	0	5	1	0
\$280,001 and up	4	9.09%	0	2	2	0
Total New Listed Units:	44		8	28	8	0.00B
Total New Listed Volume:	7,827,100		659.80K	4.97M	2.19M	0.00B
Median New Listed Listing Price:	\$147,500		\$71,950	\$167,950	\$192,450	\$0

New Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2016

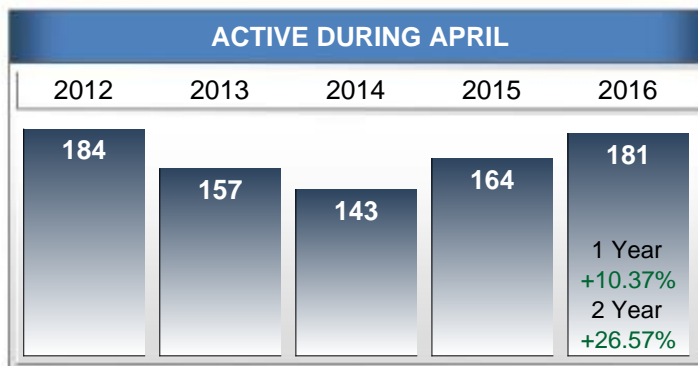
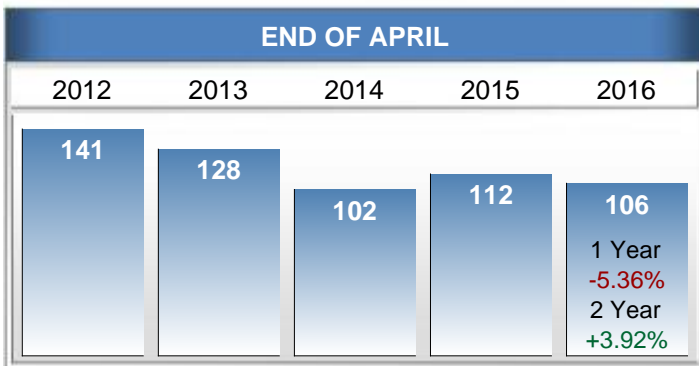
Active Inventory as of May 08, 2016



Active Inventory

Report Produced on: May 09, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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



5yr APR AVG = 118 **3 MONTHS**

High
Oct 2015 = 155

Low
Mar 2014 = 92

Inventory this month at **106**, below the 5 yr APR average of **118**

FEB	131
MAR	137
APR	106
4.58%	
-22.63%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	5	4.72%	60.0	2	2	1	0
\$50,001 - \$100,000	19	17.92%	65.0	6	10	2	1
\$100,001 - \$150,000	11	10.38%	26.0	1	9	1	0
\$150,001 - \$225,000	31	29.25%	71.0	1	16	10	4
\$225,001 - \$275,000	16	15.09%	70.0	0	6	8	2
\$275,001 - \$325,000	15	14.15%	59.0	0	7	6	2
\$325,001 and up	9	8.49%	49.0	0	2	4	3
Total Active Inventory by Units:		106	59.5	10	52	32	12
Total Active Inventory by Volume:		21,834,339		857.20K	9.39M	7.98M	3.60M
Median Active Inventory Listing Price:		\$195,632		\$78,200	\$170,100	\$234,450	\$269,400



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

April 2016

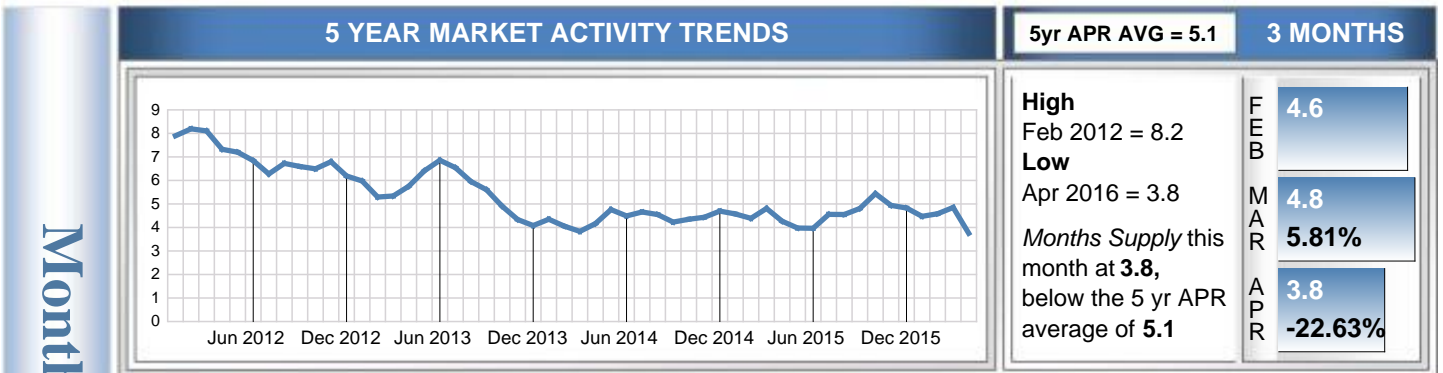
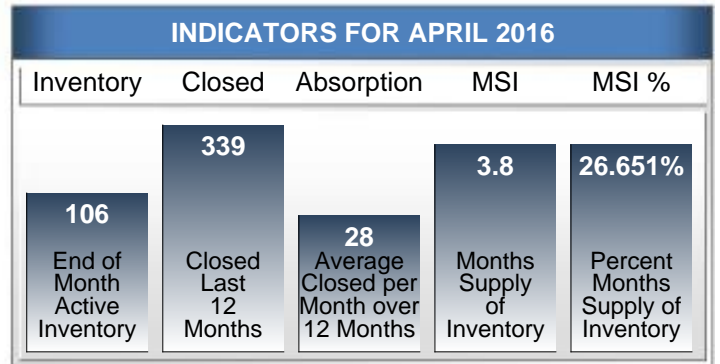
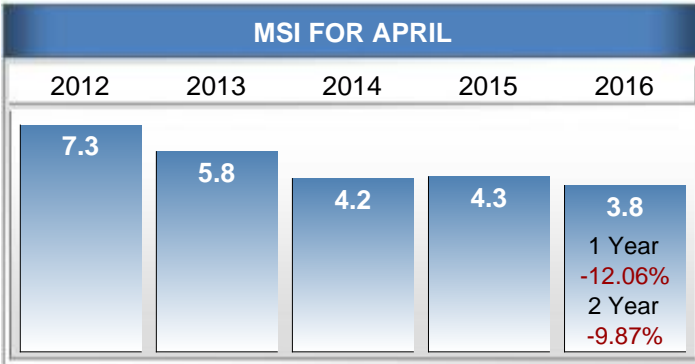
Active Inventory as of May 08, 2016



Months Supply of Inventory

Report Produced on: May 09, 2016

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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	5	4.72%	1.5	1.3	1.7	2.4	0.0	
\$50,001 - \$100,000	19	17.92%	4.4	4.0	3.9	8.0	0.0	
\$100,001 - \$150,000	11	10.38%	2.2	2.4	2.3	1.7	0.0	
\$150,001 - \$225,000	31	29.25%	2.9	0.0	2.2	3.1	24.0	
\$225,001 - \$275,000	16	15.09%	4.7	0.0	3.0	9.6	4.0	
\$275,001 - \$325,000	15	14.15%	36.0	0.0	21.0	0.0	24.0	
\$325,001 and up	9	8.49%	7.7	0.0	4.0	16.0	7.2	
MSI:	3.8			2.8	2.9	5.7	9.0	
Total Active Inventory:	106			10	52	32	12	



Monthly Inventory Analysis

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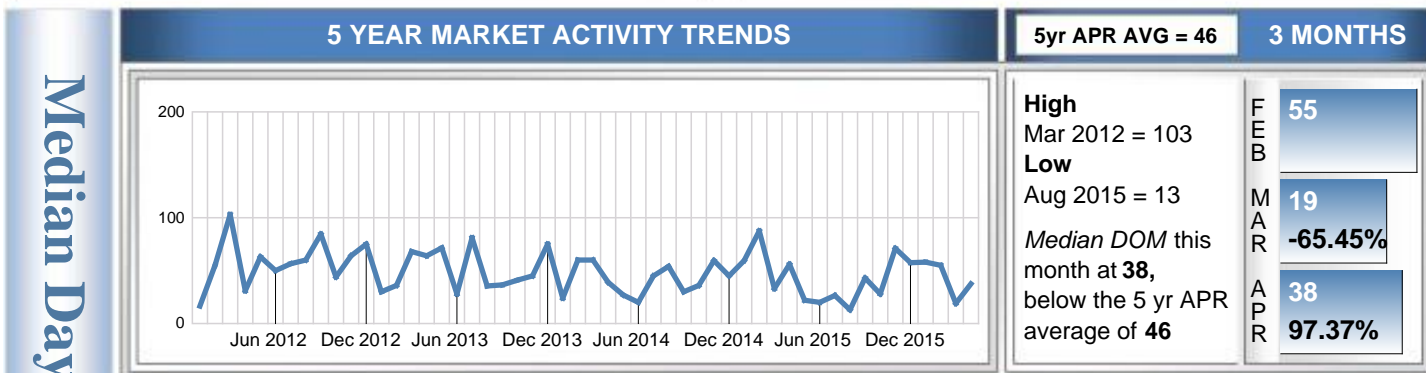
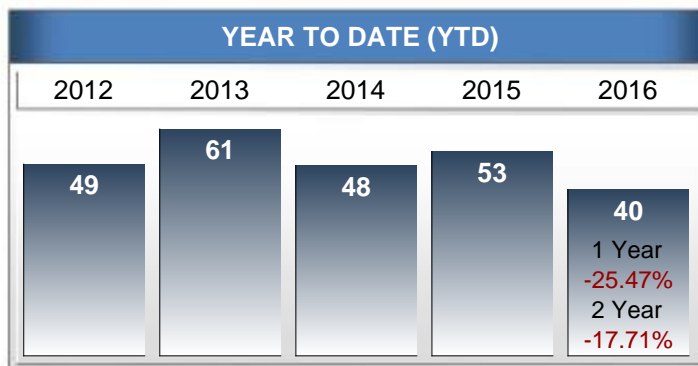
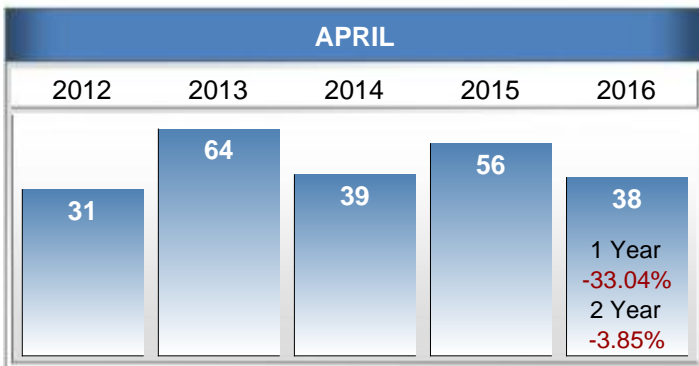
Closed Sales as of May 08, 2016



Median Days on Market to Sale

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Median Days on Market

Ready to Buy or Sell Real Estate?
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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	9.38%	37.0	78.0	14.0	37.0	0.0
\$25,001 - \$25,000	0	0.00%	37.0	0.0	0.0	0.0	0.0
\$25,001 - \$125,000	9	28.13%	44.0	126.5	32.5	176.0	0.0
\$125,001 - \$175,000	5	15.63%	14.0	0.0	14.0	0.0	0.0
\$175,001 - \$200,000	5	15.63%	15.0	0.0	3.0	53.0	0.0
\$200,001 - \$250,000	6	18.75%	64.5	0.0	68.0	37.0	0.0
\$250,001 and up	4	12.50%	28.5	0.0	40.0	8.0	0.0
Median Closed DOM:	37.5			78.0	27.0	37.0	0.0
Total Closed Units:	32			3	21	8	
Total Closed Volume:	4,733,727			107.55K	3.26M	1.37M	0.00B



Monthly Inventory Analysis

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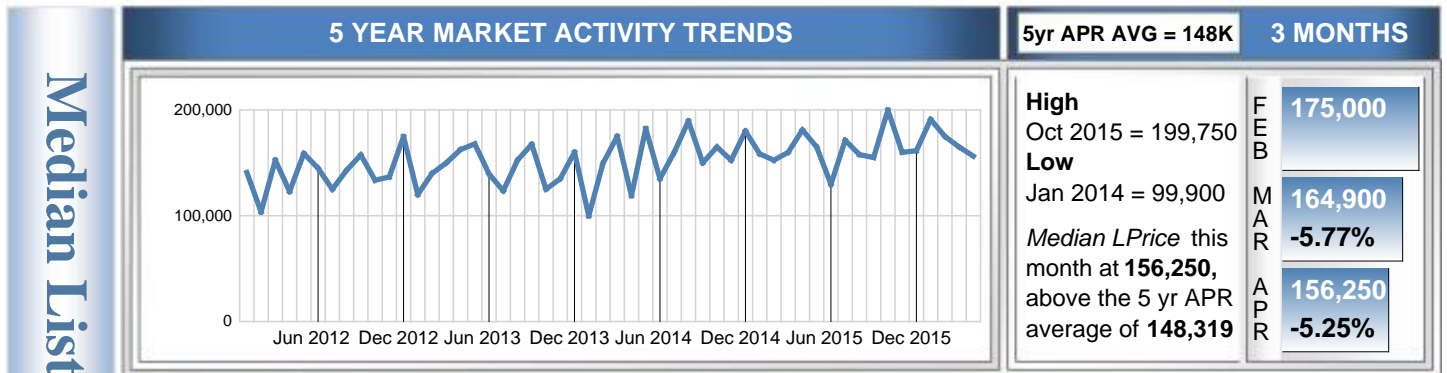
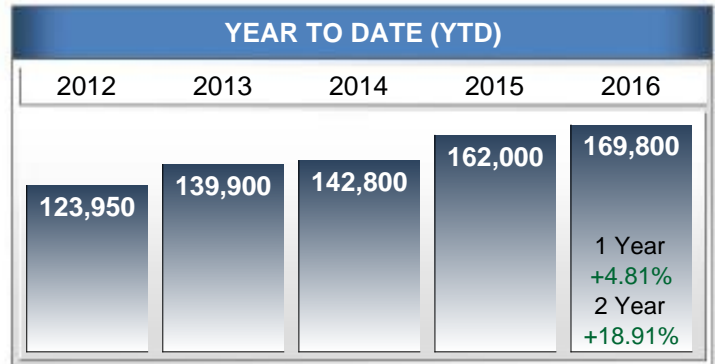
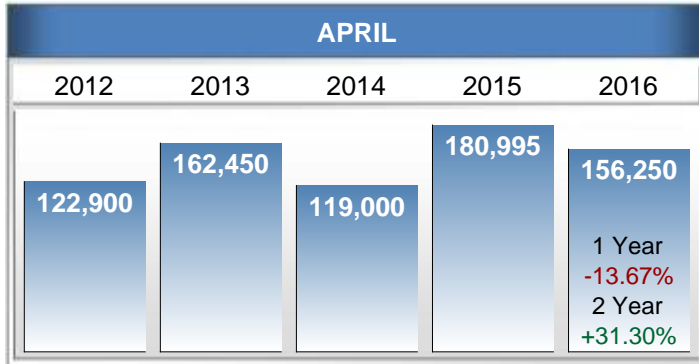
Closed Sales as of May 08, 2016



Median List Price at Closing

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Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	2		6.25%	18,750	0	20,000	17,500	0
\$25,001 - \$25,000	0		0.00%	18,750	0	0	0	0
\$25,001 - \$125,000	10		31.25%	47,950	46,000	56,900	85,000	0
\$125,001 - \$175,000	6		18.75%	151,400	0	150,000	174,700	0
\$175,001 - \$200,000	3		9.38%	197,500	0	197,500	0	0
\$200,001 - \$250,000	7		21.88%	225,779	0	229,900	214,450	0
\$250,001 and up	4		12.50%	269,900	0	269,900	269,900	0
Median List Price:		\$156,250			\$46,000	\$152,800	\$210,825	\$0
Total Closed Units:		32			3	21	8	
Total List Volume:		4,826,759			123.83K	3.28M	1.42M	0.00B



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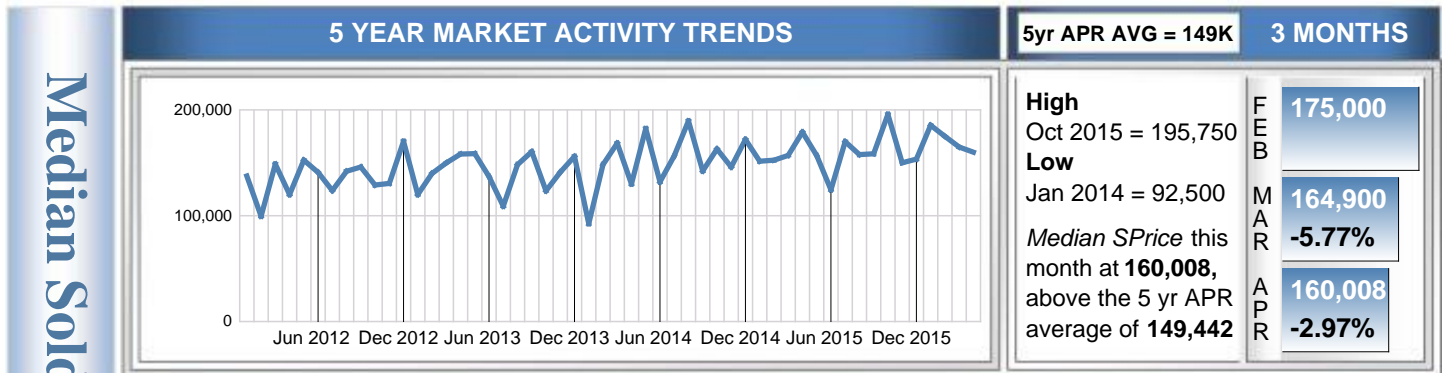
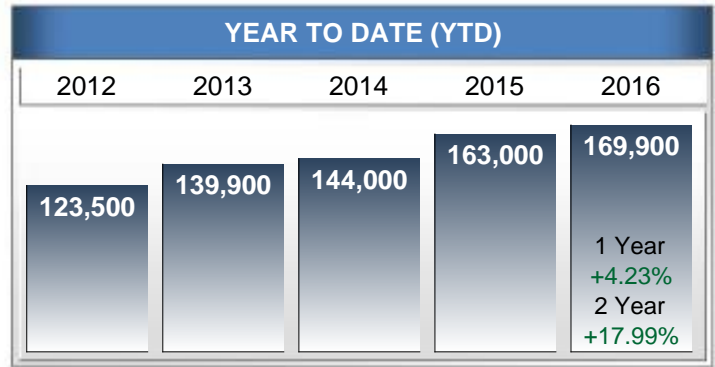
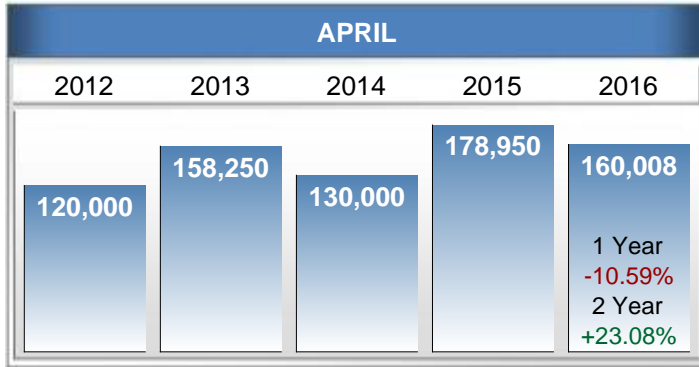
Closed Sales as of May 08, 2016



Median Sold Price at Closing

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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+
\$25,000 and less	3		9.38%	21,500	24,500	21,500	15,000	0
\$25,001 - \$25,000	0		0.00%	21,500	0	0	0	0
\$25,001 - \$125,000	9		28.13%	48,052	41,526	51,000	75,000	0
\$125,001 - \$175,000	5		15.63%	155,000	0	155,000	0	0
\$175,001 - \$200,000	5		15.63%	195,000	0	195,000	192,500	0
\$200,001 - \$250,000	6		18.75%	222,005	0	229,900	210,000	0
\$250,001 and up	4		12.50%	263,050	0	269,900	256,200	0
Median Closed Price:	\$160,008				\$35,000	\$155,800	\$203,875	\$0
Total Closed Units:	32				3	21	8	
Total Closed Volume:	4,733,727				107.55K	3.26M	1.37M	0.00B



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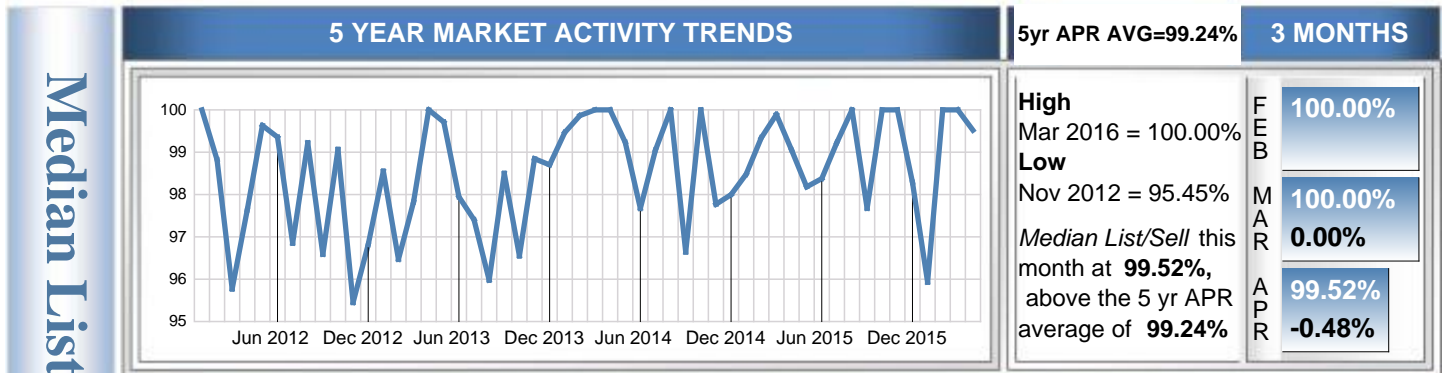
Closed Sales as of May 08, 2016



Median Percent of List Price to Selling 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+
\$25,000 and less	3	9.38%	87.72%	87.72%	107.50%	85.71%	0.00%
\$25,001 - \$25,000	0	0.00%	87.72%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$125,000	9	28.13%	95.15%	86.19%	96.77%	88.24%	0.00%
\$125,001 - \$175,000	5	15.63%	101.96%	0.00%	101.96%	0.00%	0.00%
\$175,001 - \$200,000	5	15.63%	98.73%	0.00%	98.73%	99.46%	0.00%
\$200,001 - \$250,000	6	18.75%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 and up	4	12.50%	99.13%	0.00%	100.00%	94.92%	0.00%
Median List/Sell Ratio: 99.52%				87.72%	100.00%	93.97%	0.00%
Total Closed Units: 32					3	21	8
Total Closed Volume: 4,733,727				107.55K	3.26M	1.37M	0.00B

Median List/Sell Price

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



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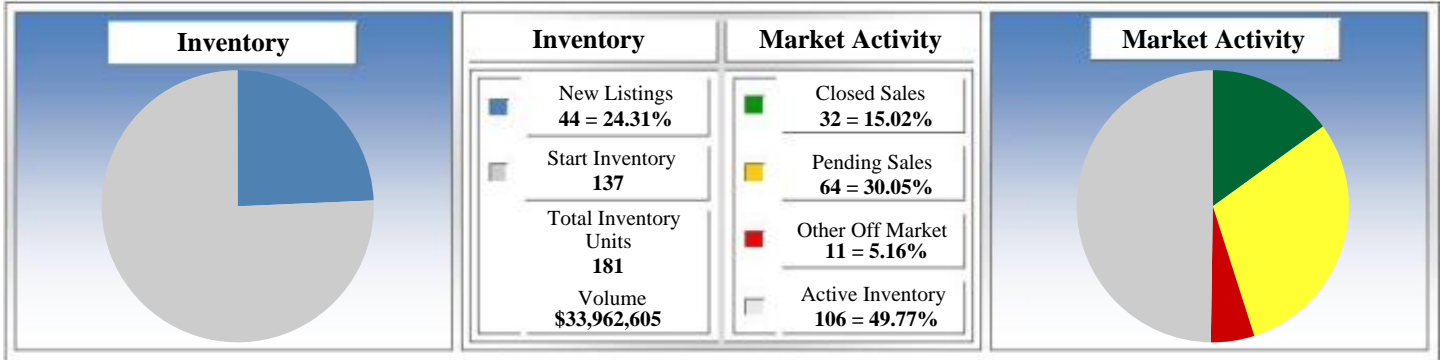
Inventory as of May 08, 2016



Market Summary

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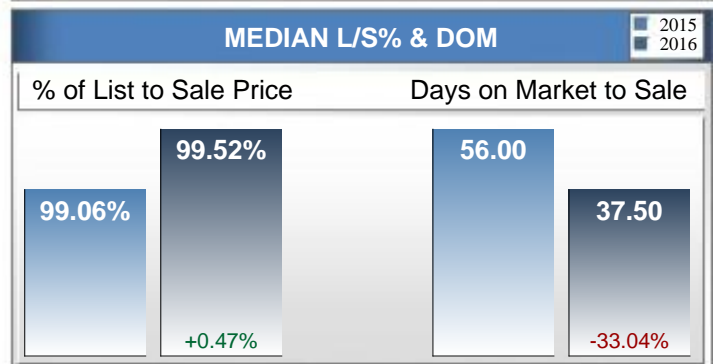
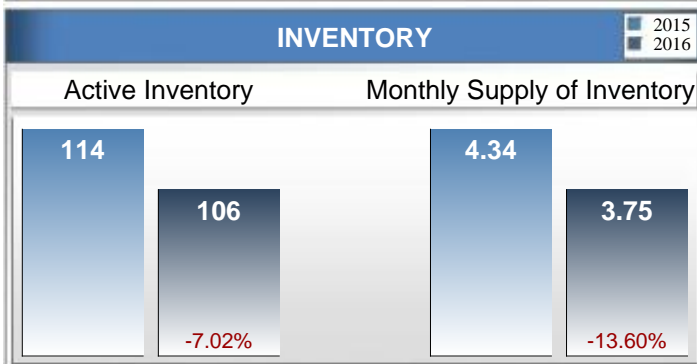
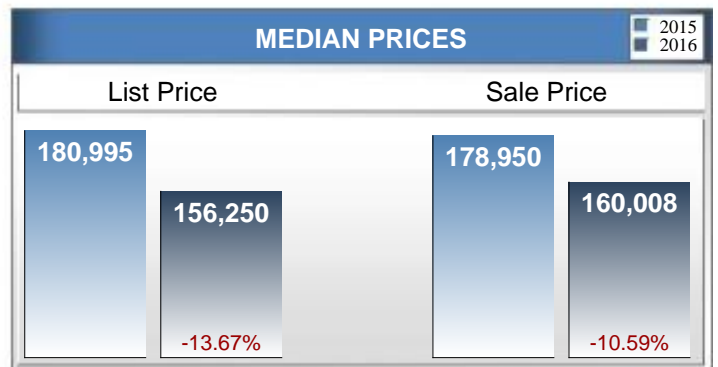
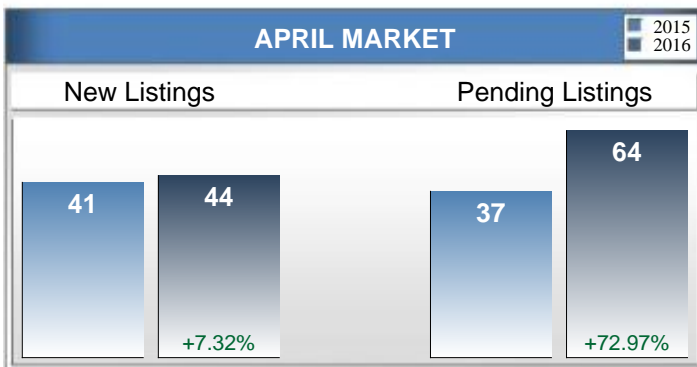
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of April 30, 2016 = 106

	APRIL			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	32	32	0.00%	95	86	-9.47%
Pending Sales	37	64	72.97%	129	143	10.85%
New Listings	41	44	7.32%	159	179	12.58%
Median List Price	180,995	156,250	-13.67%	162,000	169,800	4.81%
Median Sale Price	178,950	160,008	-10.59%	163,000	169,900	4.23%
Median Percent of List Price to Selling Price	99.06%	99.52%	0.47%	98.92%	100.00%	1.09%
Median Days on Market to Sale	56.00	37.50	-33.04%	53.00	39.50	-25.47%
Monthly Inventory	114	106	-7.02%	114	106	-7.02%
Months Supply of Inventory	4.34	3.75	-13.60%	4.34	3.75	-13.60%





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Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

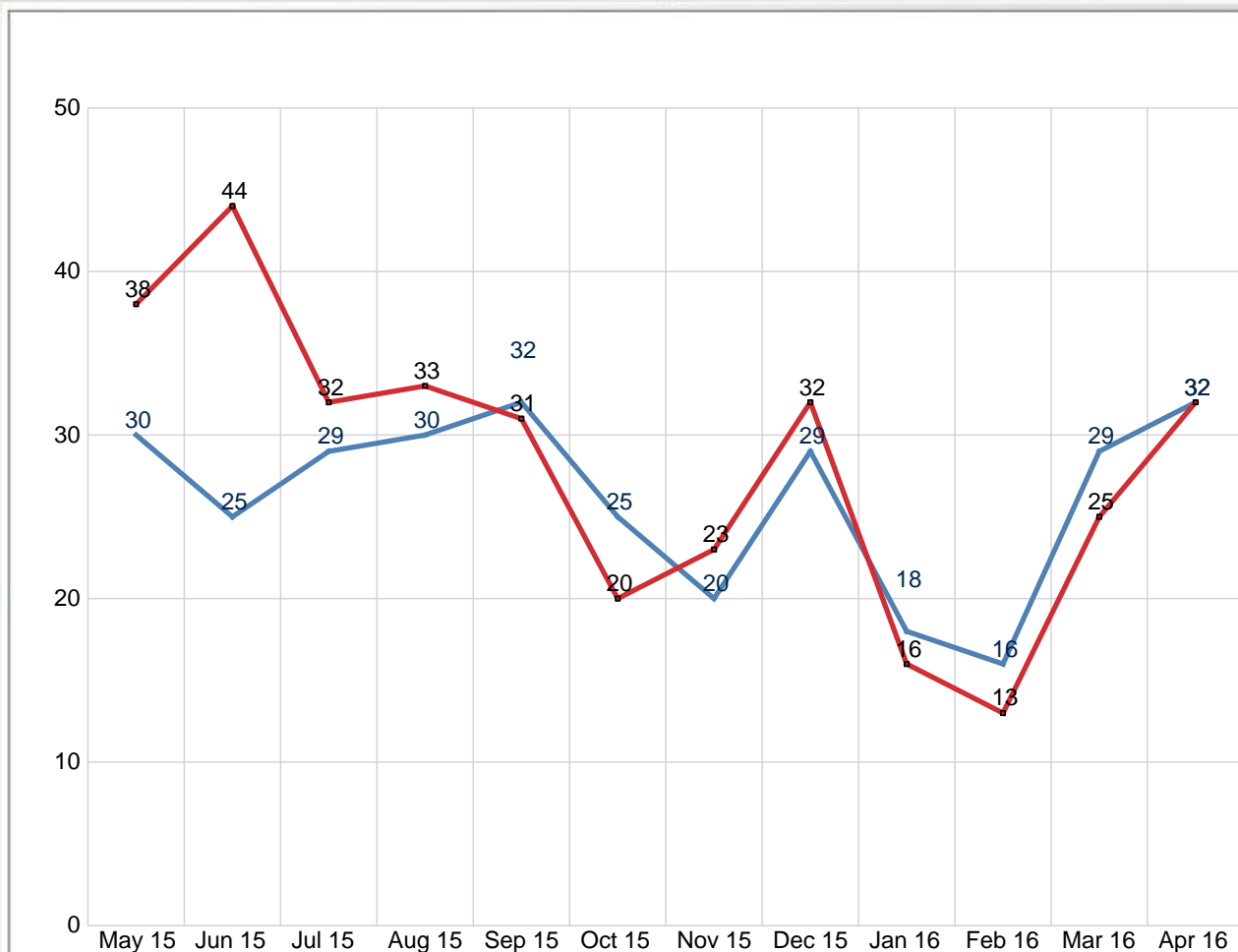
Report Produced on: May 09, 2016

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

2015 2016



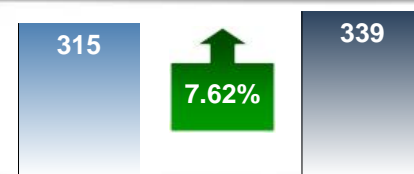
YEAR TO DATE (YTD)

Jan - Apr 2015 Jan - Apr 2016



12 MONTH COMPARATIVE

May 14 - Apr 15 May 15 - Apr 16





April 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

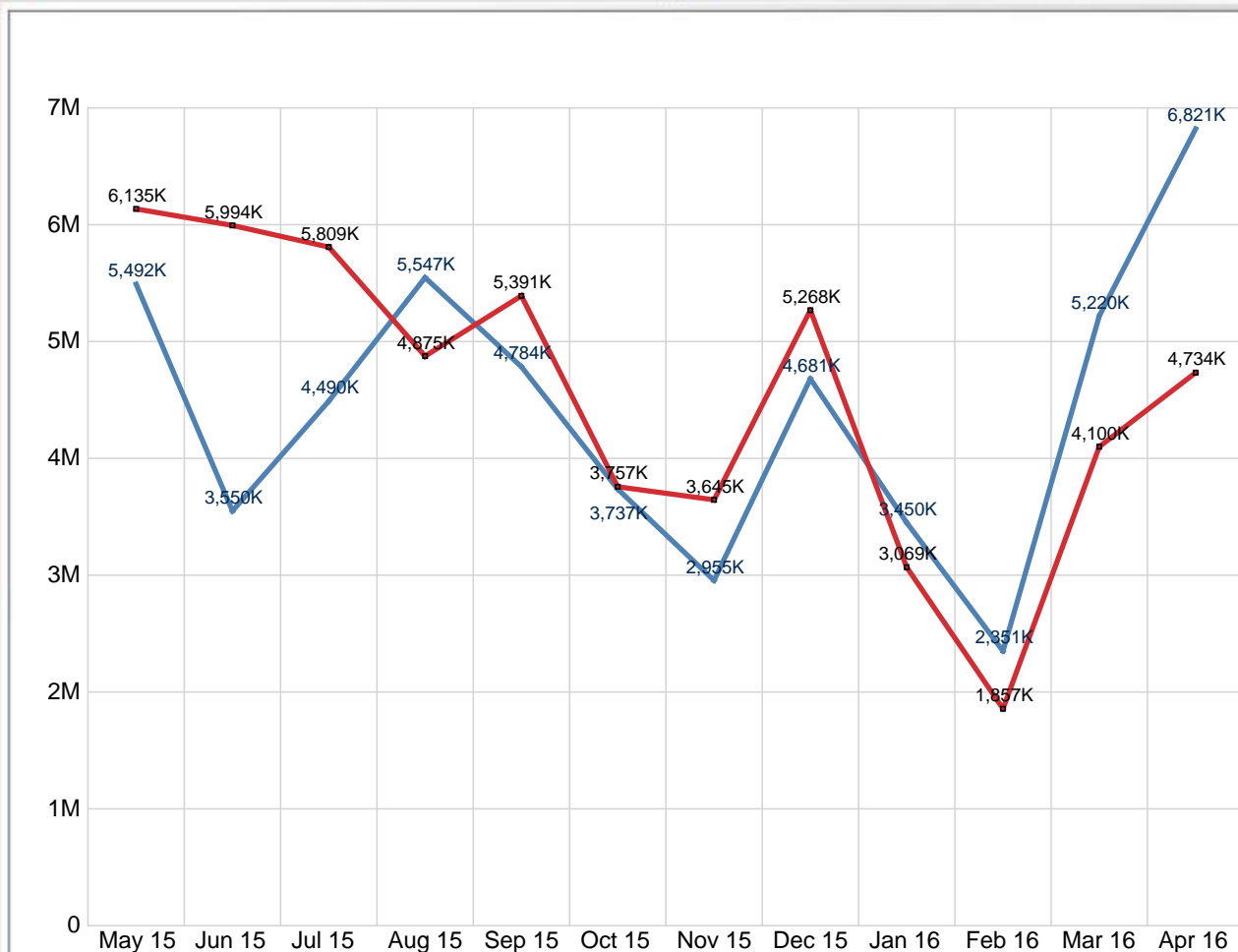
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■ May 2015 - April 2016 (Current Year with Values)
 ■ May 2014 - April 2015 (Previous Year)



Comparative Analysis

APRIL

2015 2016



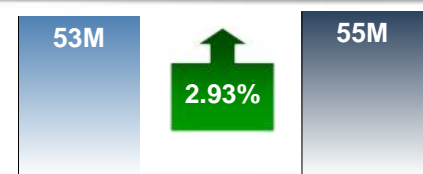
YEAR TO DATE (YTD)

Jan - Apr 2015 Jan - Apr 2016



12 MONTH COMPARATIVE

May 14 - Apr 15 May 15 - Apr 16





April 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

Report Produced on: May 09, 2016

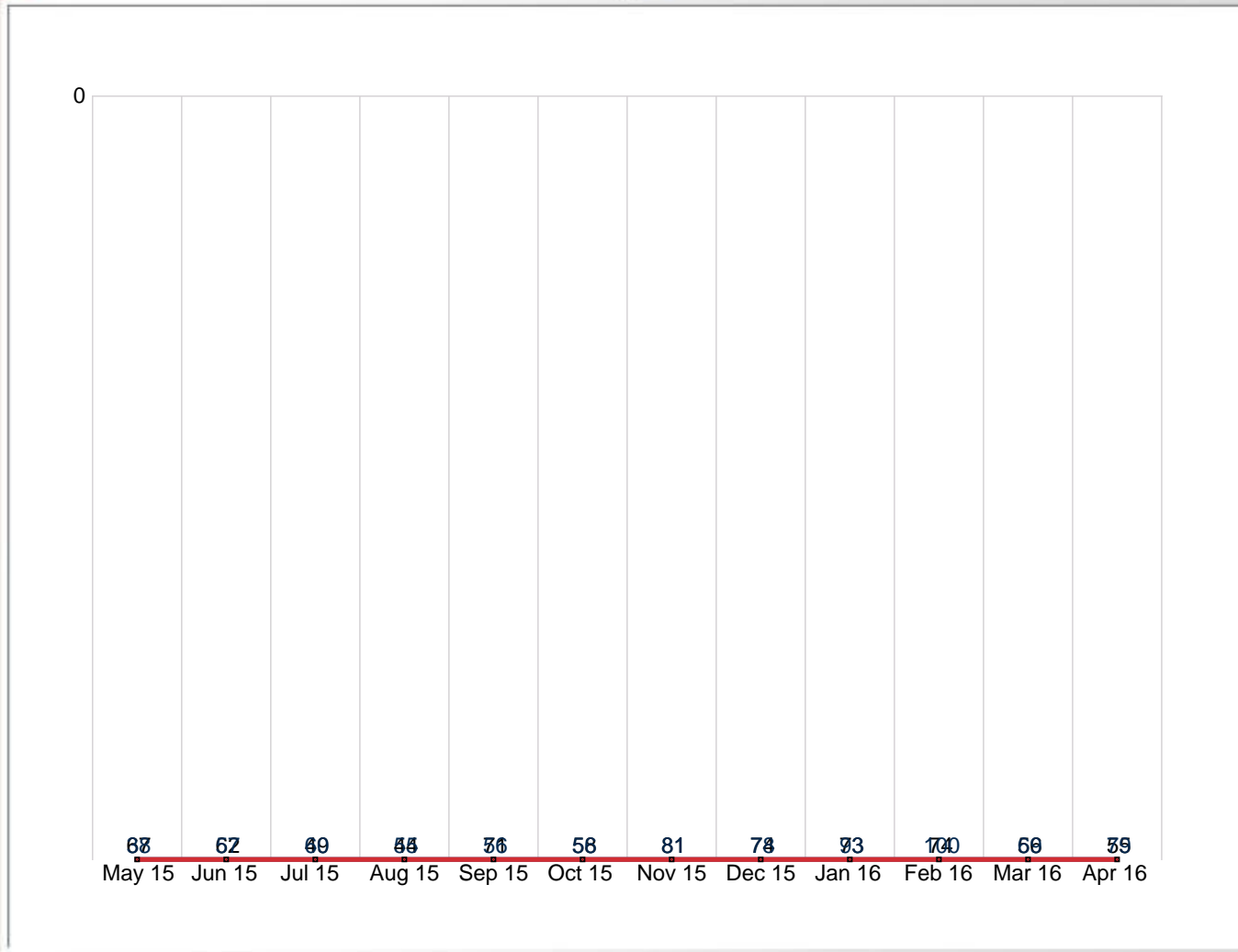
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ May 2014 - April 2015 (Previous Year)

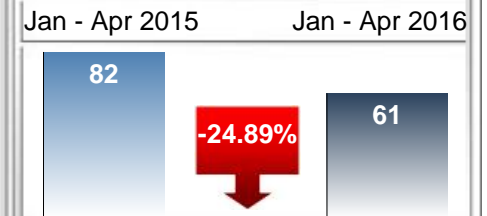


Comparative Analysis

APRIL



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





April 2016

Area Delimited by Zipcode 73044 - Residential Property Type



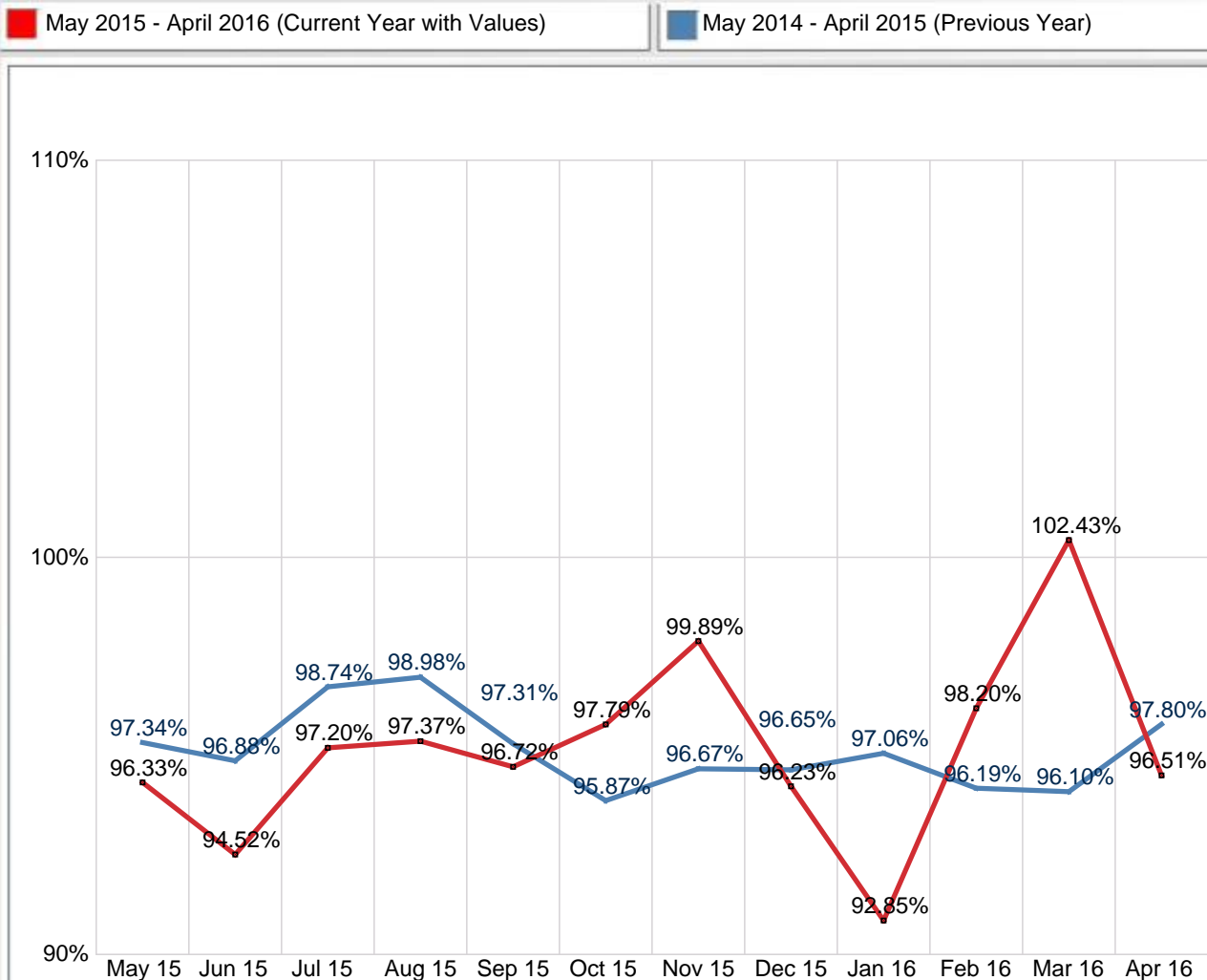
Closed Sales by Average Asked per Sold Ratio

Report Produced on: May 09, 2016

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Market Trends

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Comparative Analysis

APRIL

2015	2016
97.80%	96.51%
-1.32%	

YEAR TO DATE (YTD)

Jan - Apr 2015	Jan - Apr 2016
96.87%	97.81%
0.97%	

12 MONTH COMPARATIVE

May 14 - Apr 15	May 15 - Apr 16
97.22%	97.01%
-0.22%	



April 2016

Area Delimited by Zipcode 73044 - Residential Property Type



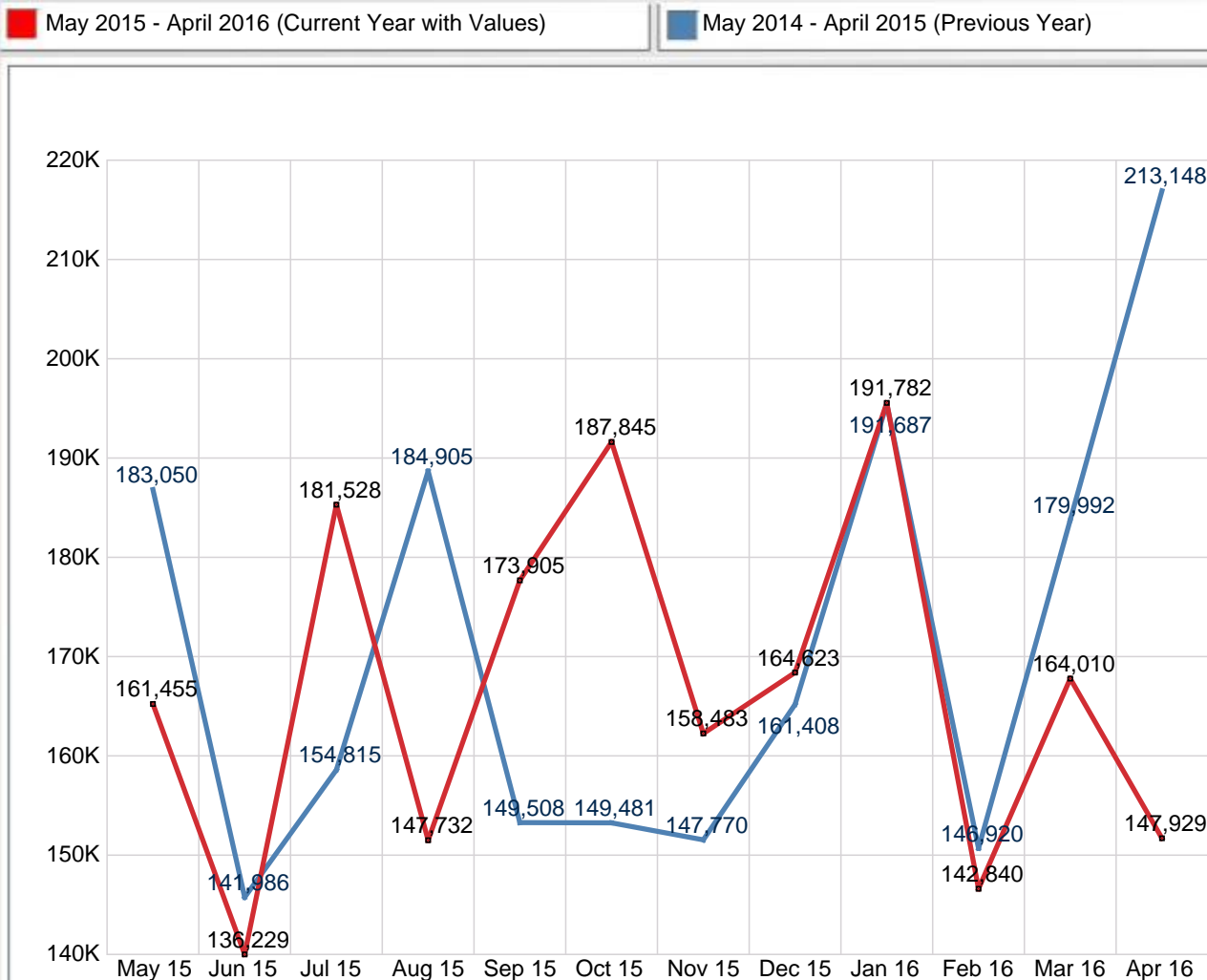
Closed Sales by Average Sold Price

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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Comparative Analysis

APRIL

2015	2016
213,148	147,929
-30.60%	

YEAR TO DATE (YTD)

Jan - Apr 2015	Jan - Apr 2016
187,806	159,993
-14.81%	

12 MONTH COMPARATIVE

May 14 - Apr 15	May 15 - Apr 16
168,499	161,162
-4.35%	