



# May 2016

Area Delimited by County Of Logan -  
Residential Property Type

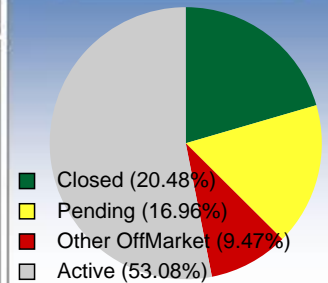


**Absorption:** Last 12 months, an Average of **62** Sales/Month

**Active Inventory** as of May 31, 2016 = **241**

	MAY		
	2015	2016	+/- %
Closed Listings	74	93	25.68%
Pending Listings	82	77	-6.10%
New Listings	99	107	8.08%
Median List Price	219,500	199,900	-8.93%
Median Sale Price	214,750	192,700	-10.27%
Median Percent of List Price to Selling Price	98.57%	99.64%	1.09%
Median Days on Market to Sale	21.50	38.00	76.74%
End of Month Inventory	217	241	11.06%
Months Supply of Inventory	3.57	3.91	9.56%

## Market Activity



Report Produced on: Jun 08, 2016

# Monthly Inventory Analysis

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 May 2016 rose **11.06%** to 241 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.91** 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 **10.27%** in May 2016 to \$192,700 versus the previous year at \$214,750.

### Median Days on Market Lengthens

The median number of **38.00** days that homes spent on the market before selling increased by 16.50 days or **76.74%** in May 2016 compared to last year's same month at **21.50** DOM.

### Sales Success for May 2016 is Positive

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

There were 107 New Listings in May 2016, up **8.08%** from last year at 99. Furthermore, there were 93 Closed Listings this month versus last year at 74, a **25.68%** increase.

Closed versus Listed trends yielded a **86.9%** ratio, up from last year's May 2016 at **74.7%**, a **16.28%** upswing. 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®

## May 2016

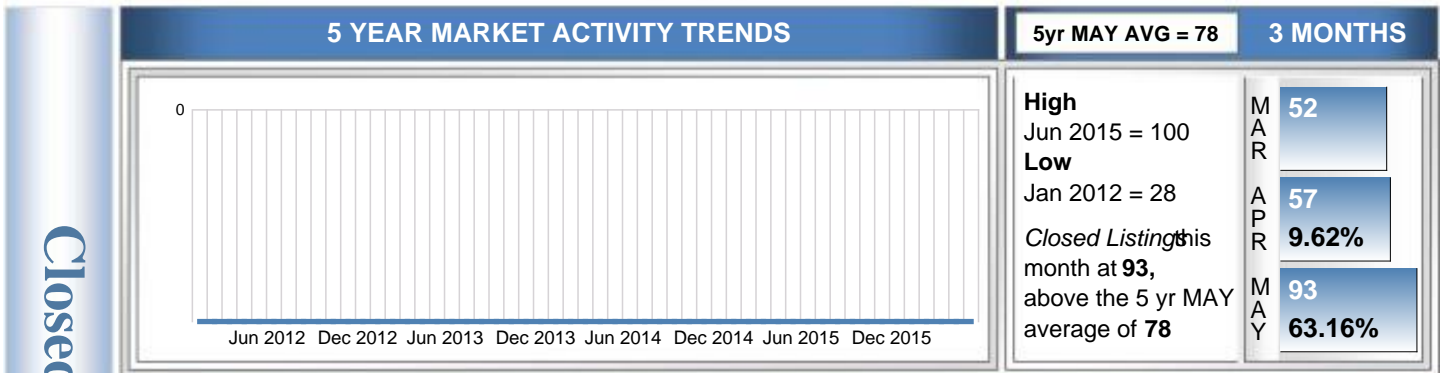
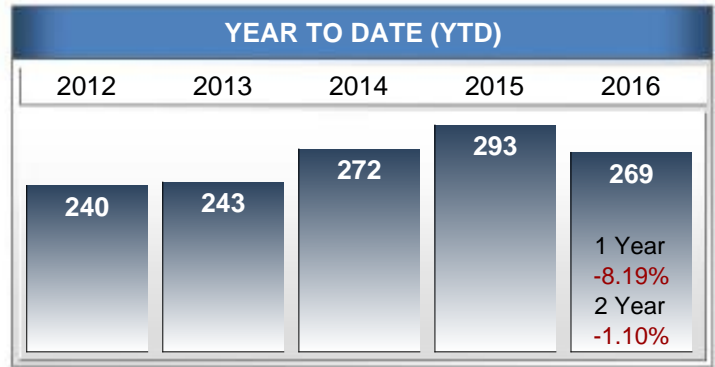
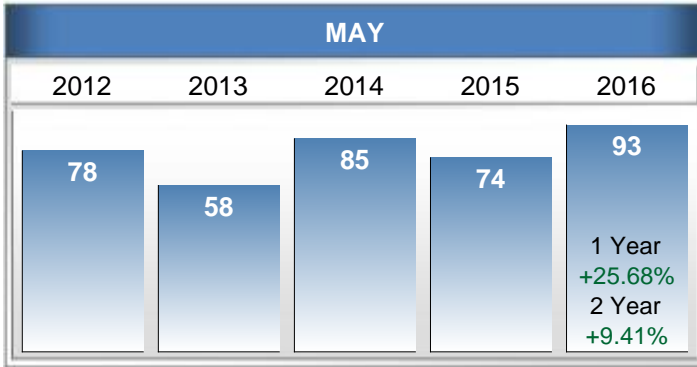
Closed Sales as of Jun 07, 2016



### Closed Listings

Report Produced on: Jun 08, 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	4.30%	11.5	1	2	0	1
\$50,001 - \$100,000	10	10.75%	21.5	5	3	1	1
\$100,001 - \$150,000	13	13.98%	15.0	3	10	0	0
\$150,001 - \$225,000	31	33.33%	38.0	0	22	9	0
\$225,001 - \$275,000	14	15.05%	68.0	0	4	10	0
\$275,001 - \$325,000	7	7.53%	22.0	0	1	5	1
\$325,001 and up	14	15.05%	55.5	0	3	11	0
<b>Total Closed Units:</b> 93				38.0			
<b>Total Closed Volume:</b> 19,441,575				9 45 36 3			
<b>Median Closed Price:</b> \$192,700				752.65K 8.20M 10.06M 426.89K			
				\$76,000 \$170,000 \$259,100 \$54,990			



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2016

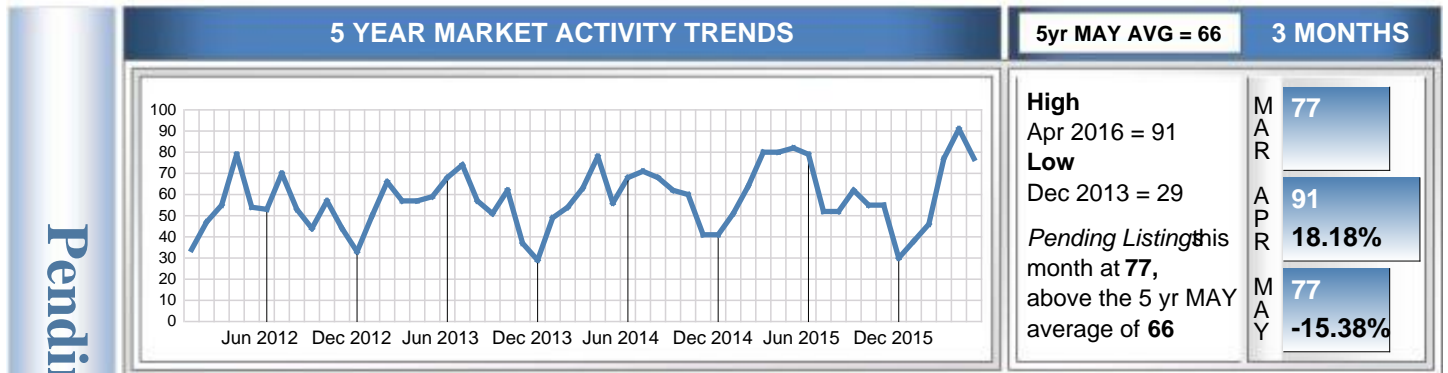
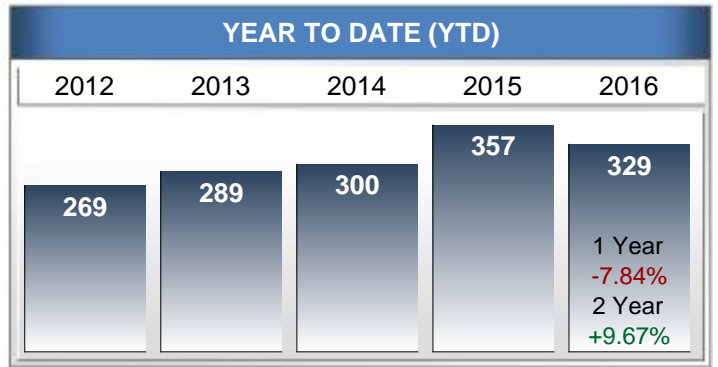
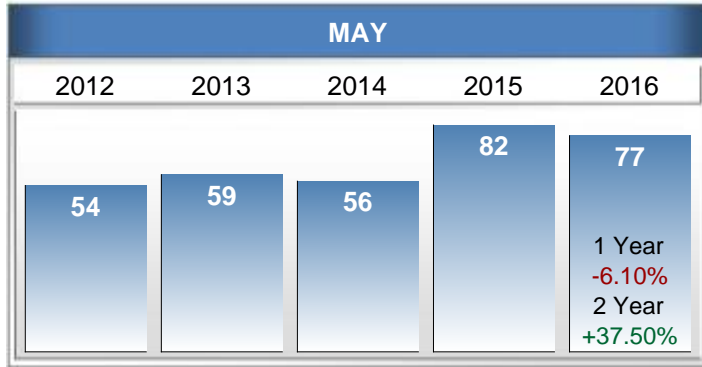
Pending Listings as of Jun 07, 2016



### Pending Listings

Report Produced on: Jun 08, 2016

Area Delimited by County Of Logan - 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+
\$75,000 and less	3	3.90%	67.0	0	3	0	0
\$75,001 - \$150,000	12	15.58%	23.0	2	8	2	0
\$150,001 - \$175,000	6	7.79%	3.5	0	5	1	0
\$175,001 - \$225,000	19	24.68%	44.0	0	12	6	1
\$225,001 - \$275,000	11	14.29%	7.0	0	4	7	0
\$275,001 - \$350,000	17	22.08%	39.0	1	3	12	1
\$350,001 and up	9	11.69%	41.0	0	1	6	2
<b>Total Pending Units:</b>	<b>77</b>		<b>33.0</b>	<b>3</b>	<b>36</b>	<b>34</b>	<b>4</b>
<b>Total Pending Volume:</b>	<b>17,782,355</b>			<b>475.00K</b>	<b>6.39M</b>	<b>9.53M</b>	<b>1.39M</b>
<b>Median Listing Price:</b>	<b>\$204,700</b>			<b>\$87,500</b>	<b>\$180,450</b>	<b>\$279,250</b>	<b>\$357,450</b>



# Monthly Inventory Analysis

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## May 2016

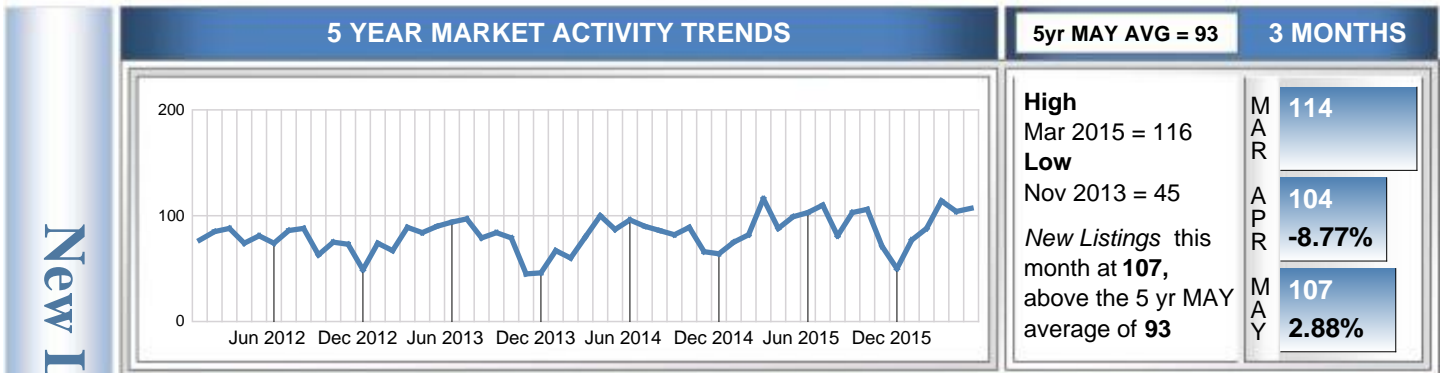
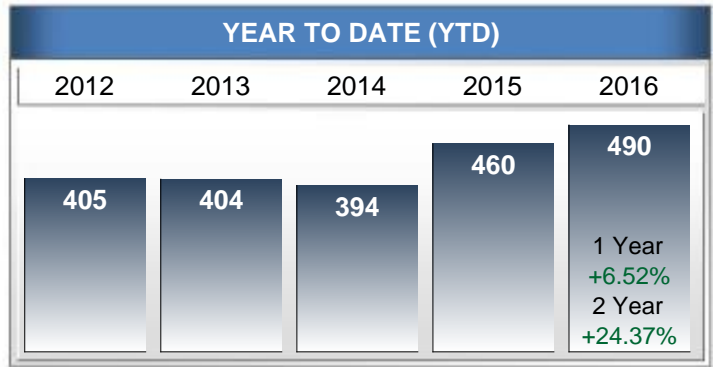
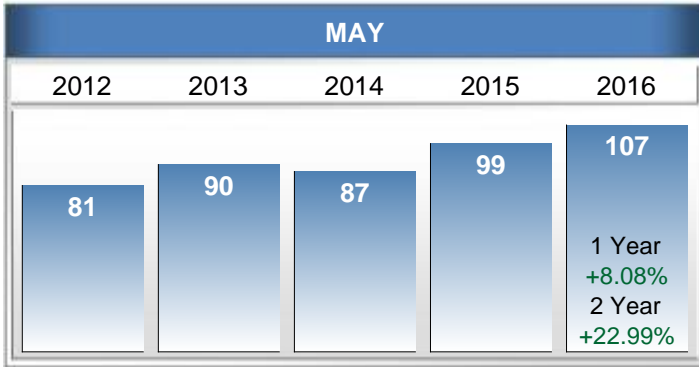
New Listings as of Jun 07, 2016



### New Listings

Report Produced on: Jun 08, 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+
\$100,000 and less	10	9.35%	3	6	1	0
\$100,001 - \$125,000	6	5.61%	2	3	1	0
\$125,001 - \$175,000	21	19.63%	0	18	3	0
\$175,001 - \$250,000	28	26.17%	0	19	8	1
\$250,001 - \$325,000	14	13.08%	1	2	9	2
\$325,001 - \$425,000	16	14.95%	0	4	10	2
\$425,001 and up	12	11.21%	0	0	10	2
Total New Listed Units:			6	52	42	7
Total New Listed Volume:			656.60K	9.36M	13.24M	2.52M
Median New Listed Listing Price:			\$85,350	\$175,000	\$321,000	\$329,900

New Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2016

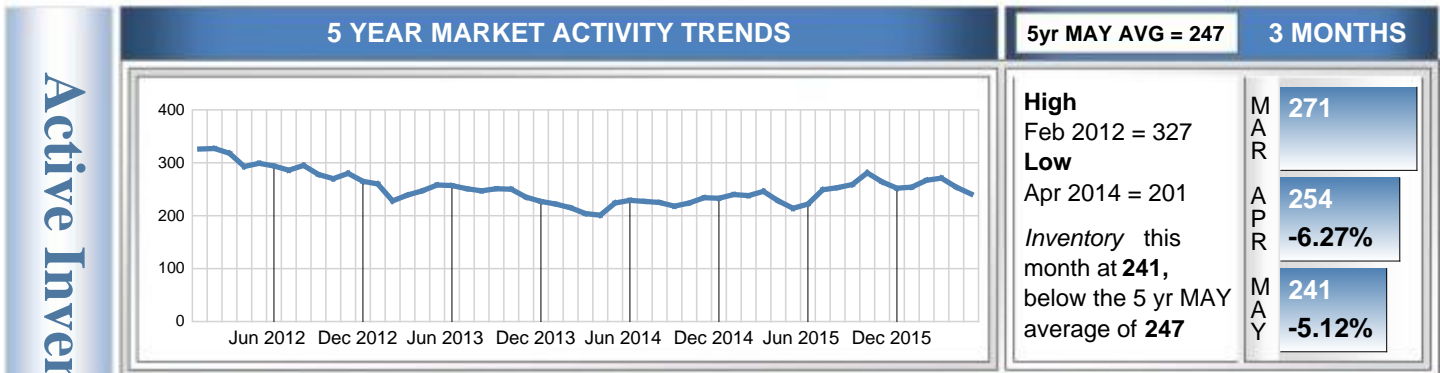
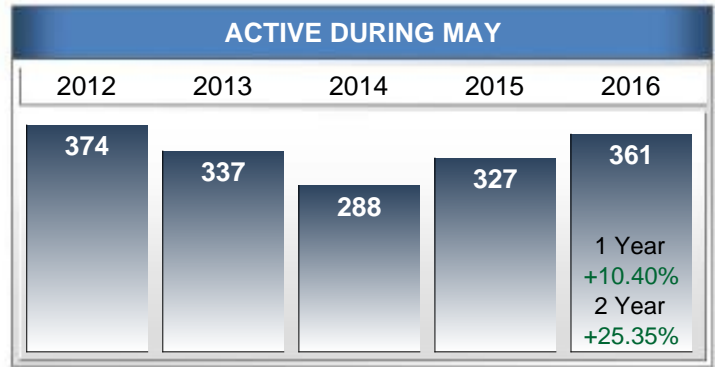
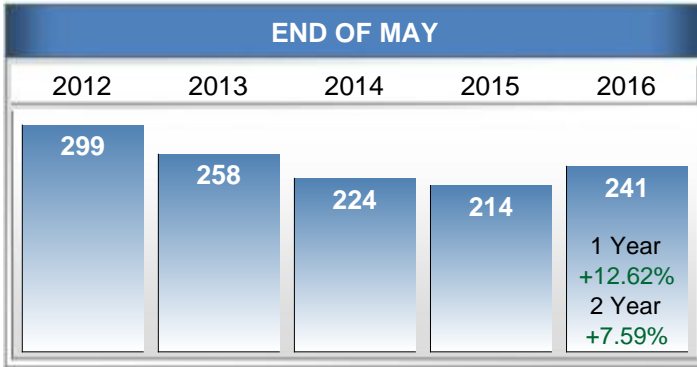
Active Inventory as of Jun 07, 2016



### Active Inventory

Report Produced on: Jun 08, 2016

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$75,000 and less	22	9.13%	43.5	11	8	2	1	
\$75,001 - \$125,000	29	12.03%	69.0	8	18	3	0	
\$125,001 - \$175,000	33	13.69%	50.0	1	23	9	0	
\$175,001 - \$275,000	59	24.48%	39.0	1	28	27	3	
\$275,001 - \$325,000	44	18.26%	59.0	0	17	23	4	
\$325,001 - \$425,000	29	12.03%	49.0	0	9	16	4	
\$425,001 and up	25	10.37%	34.0	0	3	18	4	
Total Active Inventory by Units:				21	106	98	16	
Total Active Inventory by Volume:				62,641,452	1.77M	21.62M	33.72M	5.54M
Median Active Inventory Listing Price:				\$233,900	\$68,900	\$192,250	\$291,400	\$327,450



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2016

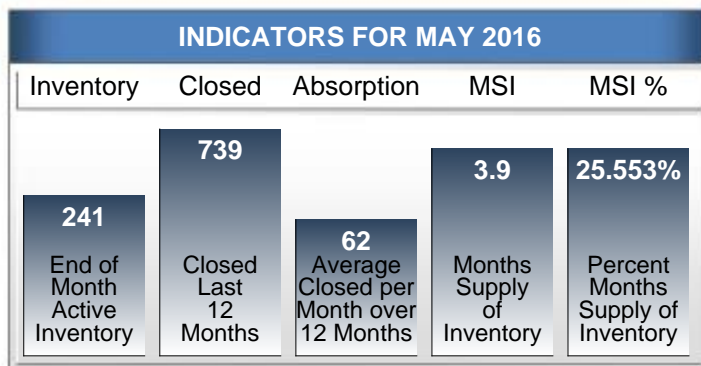
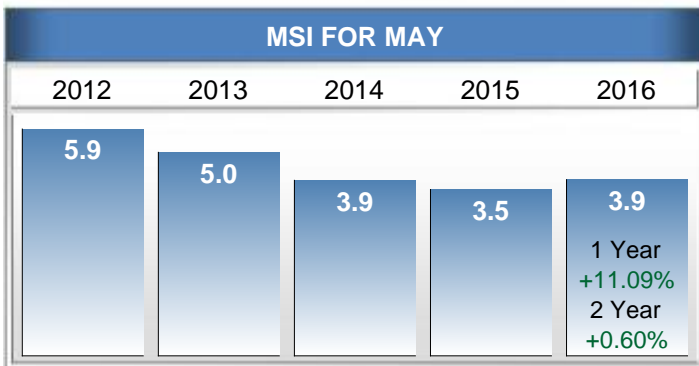
Active Inventory as of Jun 07, 2016



### Months Supply of Inventory

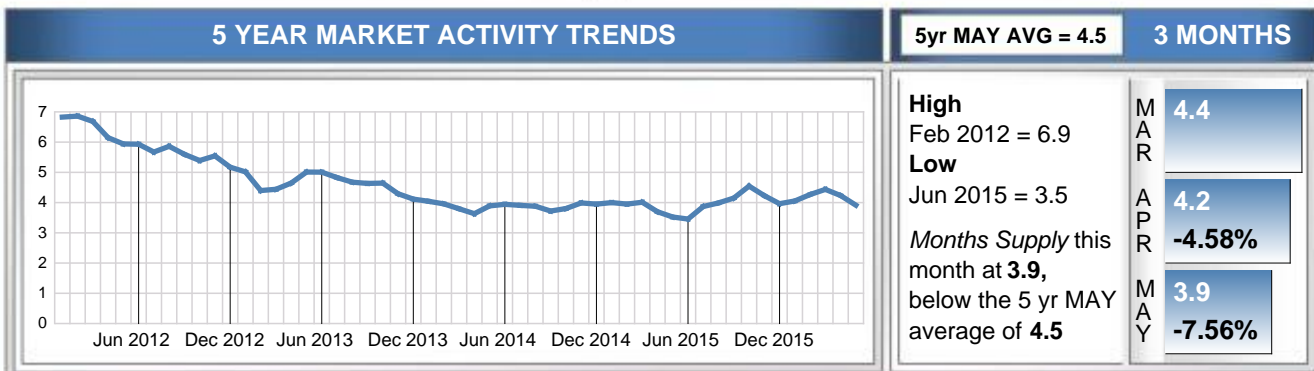
Report Produced on: Jun 08, 2016

Area Delimited by County Of Logan - Residential Property Type



Months Supply

Ready to Buy or Sell Real Estate?  
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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	22	9.13%	2.7	3.7	2.0	2.2	4.0
\$75,001 - \$125,000	29	12.03%	4.4	6.0	3.7	7.2	0.0
\$125,001 - \$175,000	33	13.69%	3.7	4.0	3.2	6.4	0.0
\$175,001 - \$275,000	59	24.48%	3.0	3.0	2.7	3.3	3.6
\$275,001 - \$325,000	44	18.26%	6.1	0.0	8.5	5.0	6.0
\$325,001 - \$425,000	29	12.03%	4.3	0.0	6.4	3.4	6.0
\$425,001 and up	25	10.37%	6.1	0.0	12.0	5.3	9.6
MSI:			3.9	4.3	3.5	4.2	5.2
Total Active Inventory:			241	21	106	98	16



# Monthly Inventory Analysis

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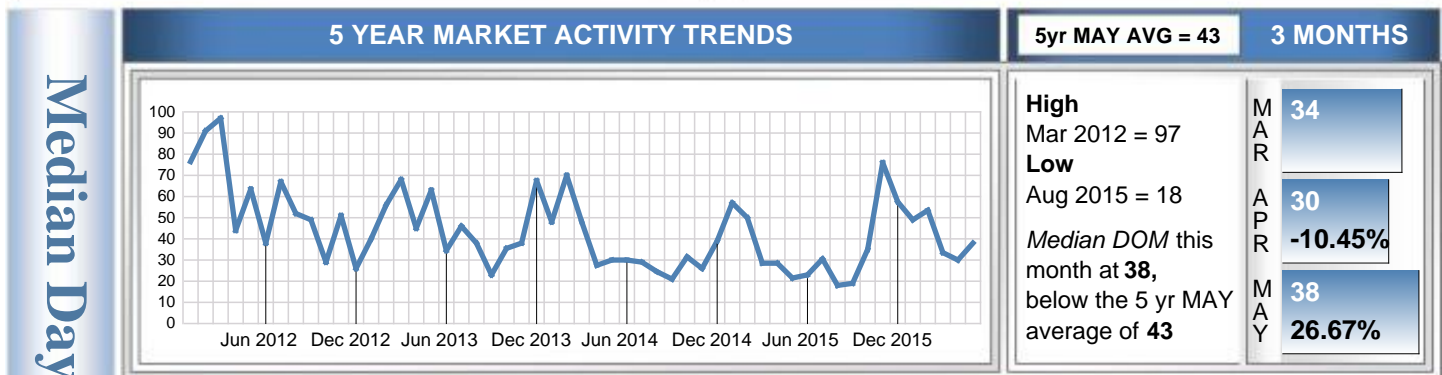
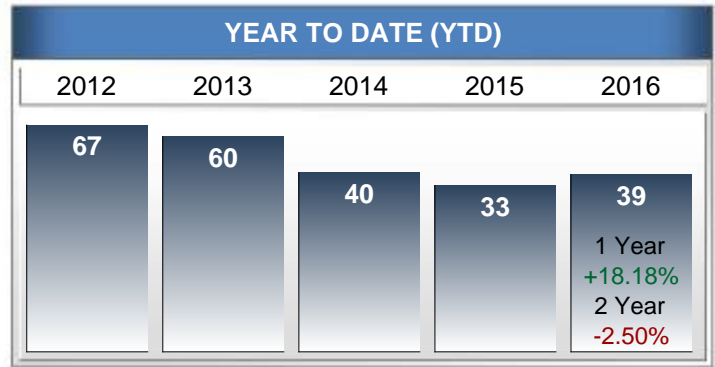
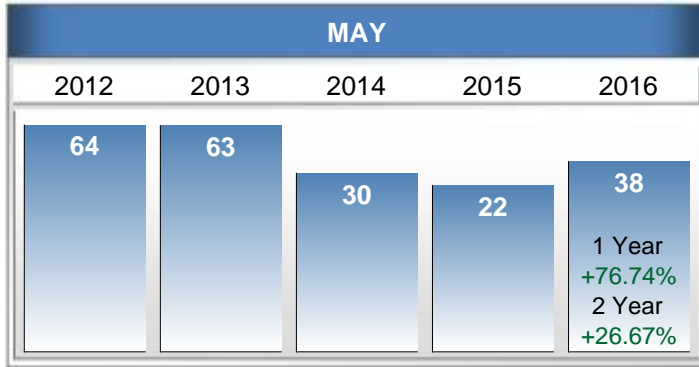
Closed Sales as of Jun 07, 2016



### Median Days on Market to Sale

Report Produced on: Jun 08, 2016

Area Delimited by County Of Logan - Residential Property Type



#### 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		4.30%	11.5	8.0	11.5	0.0	165.0
\$50,001 - \$100,000	10		10.75%	21.5	6.0	181.0	30.0	47.0
\$100,001 - \$150,000	13		13.98%	15.0	7.0	18.0	0.0	0.0
\$150,001 - \$225,000	31		33.33%	38.0	0.0	36.5	46.0	0.0
\$225,001 - \$275,000	14		15.05%	68.0	0.0	40.5	100.0	0.0
\$275,001 - \$325,000	7		7.53%	22.0	0.0	25.0	22.0	4.0
\$325,001 and up	14		15.05%	55.5	0.0	55.0	56.0	0.0
Median Closed DOM:				38.0	7.0	35.0	49.5	47.0
Total Closed Units:				93	9	45	36	3
Total Closed Volume:				19,441,575	752.65K	8.20M	10.06M	426.89K

Median Days on Market

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



# Monthly Inventory Analysis

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## May 2016

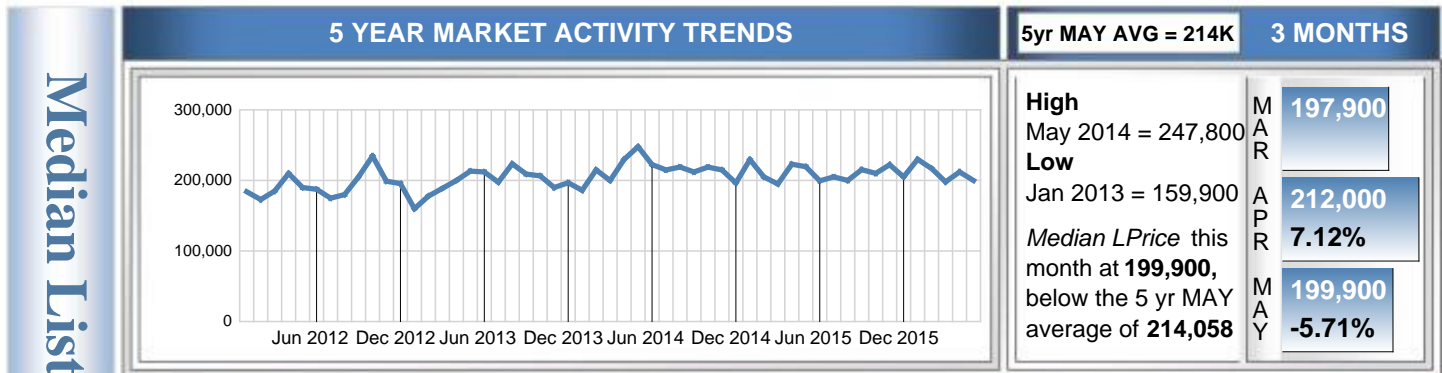
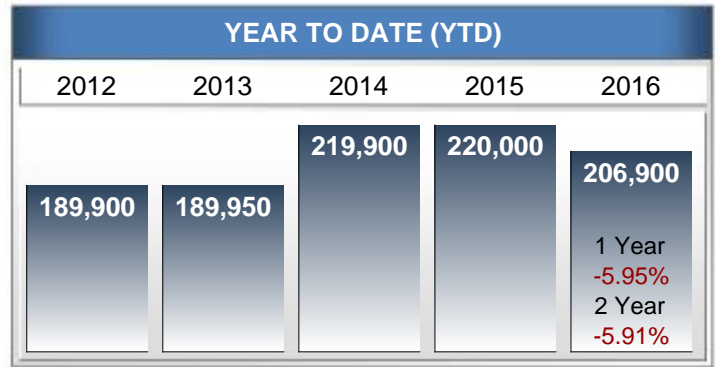
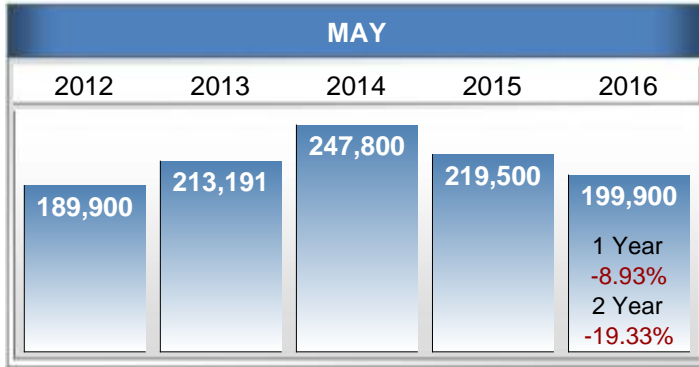
Closed Sales as of Jun 07, 2016



### Median List Price at Closing

Report Produced on: Jun 08, 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+
\$50,000 and less	4		4.30%	35,950	27,000	35,950	0	50,000
\$50,001 - \$100,000	12		12.90%	75,750	75,000	78,000	80,000	58,500
\$100,001 - \$150,000	11		11.83%	125,000	115,000	127,450	0	0
\$150,001 - \$225,000	30		32.26%	191,350	0	187,450	195,350	0
\$225,001 - \$275,000	13		13.98%	250,000	0	244,950	250,000	0
\$275,001 - \$325,000	8		8.60%	294,500	0	325,000	290,000	324,900
\$325,001 and up	15		16.13%	365,000	0	404,900	357,500	0
Median List Price:		\$199,900			\$75,000	\$170,000	\$276,000	\$58,500
Total Closed Units:		93			9	45	36	3
Total List Volume:		19,990,165			757.00K	8.50M	10.30M	433.40K





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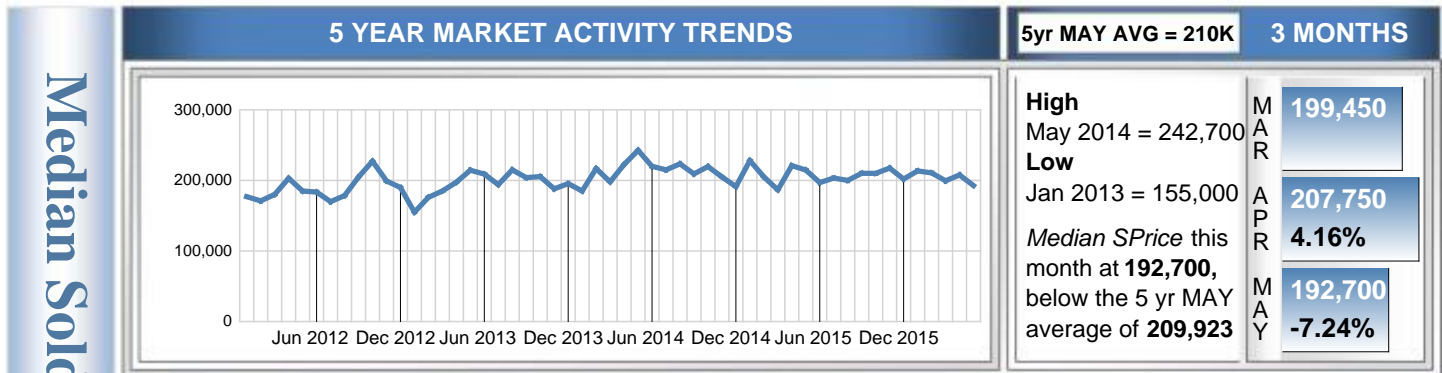
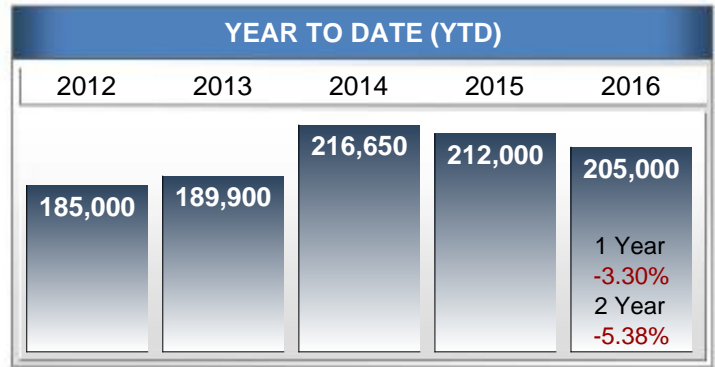
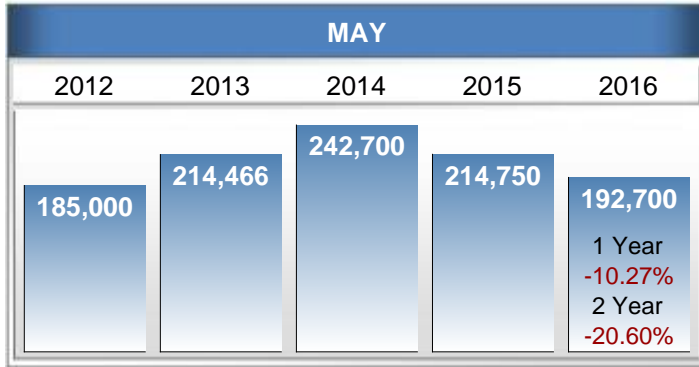
Closed Sales as of Jun 07, 2016



### Median Sold Price at Closing

Report Produced on: Jun 08, 2016

Area Delimited by County Of Logan - 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	4		4.30%	38,630	30,153	38,630	0	47,000
\$50,001 - \$100,000	10		10.75%	69,450	75,000	69,900	69,000	54,990
\$100,001 - \$150,000	13		13.98%	118,000	115,000	119,000	0	0
\$150,001 - \$225,000	31		33.33%	185,000	0	185,000	185,000	0
\$225,001 - \$275,000	14		15.05%	252,850	0	244,950	254,400	0
\$275,001 - \$325,000	7		7.53%	316,000	0	321,000	299,000	324,900
\$325,001 and up	14		15.05%	378,000	0	402,500	361,000	0
Median Closed Price:	\$192,700				\$76,000	\$170,000	\$259,100	\$54,990
Total Closed Units:	93				9	45	36	3
Total Closed Volume:	19,441,575				752.65K	8.20M	10.06M	426.89K



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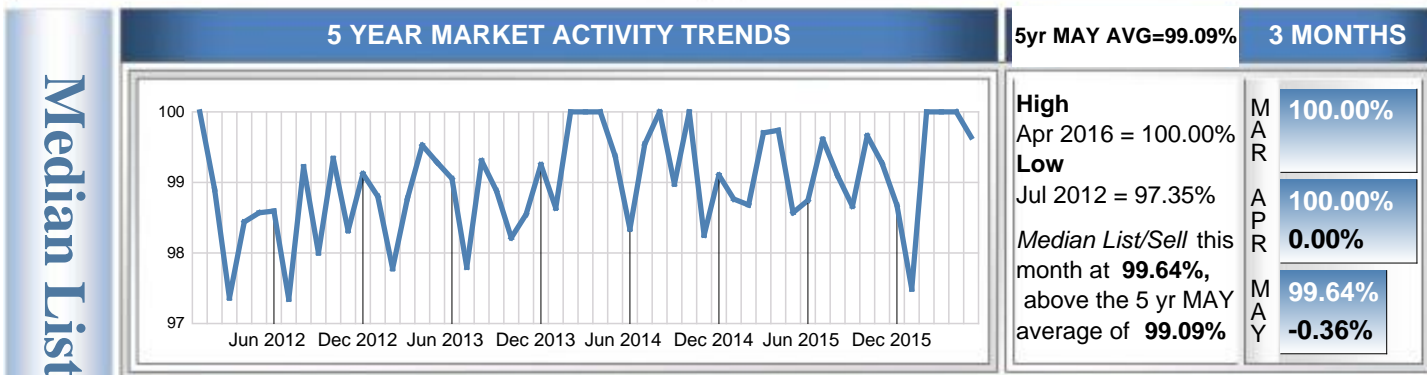
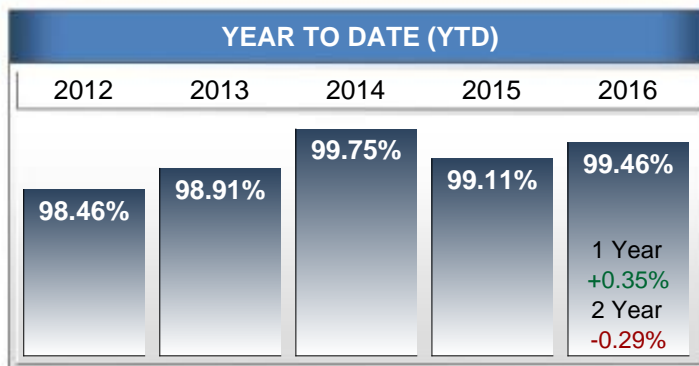
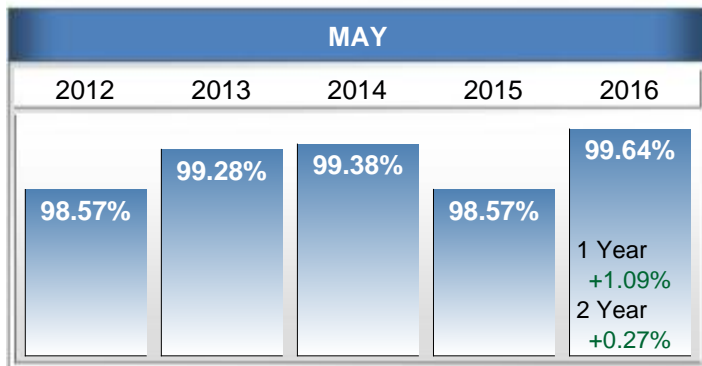
Closed Sales as of Jun 07, 2016



### 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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#### 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	4.30%	106.00%	111.68%	106.73%	0.00%	94.00%
\$50,001 - \$100,000	10	10.75%	98.57%	100.00%	96.15%	86.25%	94.00%
\$100,001 - \$150,000	13	13.98%	100.00%	97.78%	100.00%	0.00%	0.00%
\$150,001 - \$225,000	31	33.33%	100.00%	0.00%	99.78%	100.00%	0.00%
\$225,001 - \$275,000	14	15.05%	99.82%	0.00%	100.00%	98.93%	0.00%
\$275,001 - \$325,000	7	7.53%	99.22%	0.00%	98.77%	99.22%	100.00%
\$325,001 and up	14	15.05%	99.16%	0.00%	97.67%	99.97%	0.00%
Median List/Sell Ratio:	99.64%			100.00%	100.00%	99.08%	94.00%
Total Closed Units:	93			9	45	36	3
Total Closed Volume:	19,441,575			752.65K	8.20M	10.06M	426.89K



# Monthly Inventory Analysis

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## May 2016

Inventory as of Jun 07, 2016



### Market Summary

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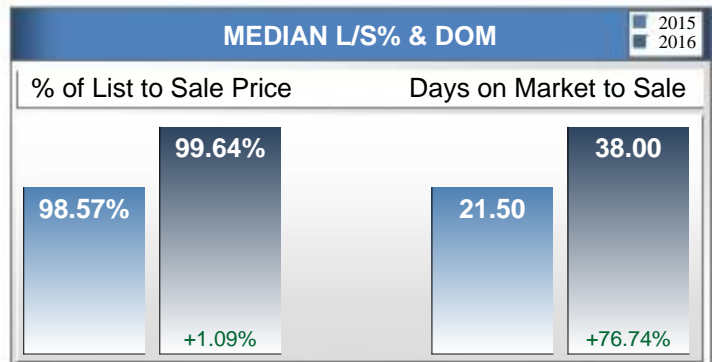
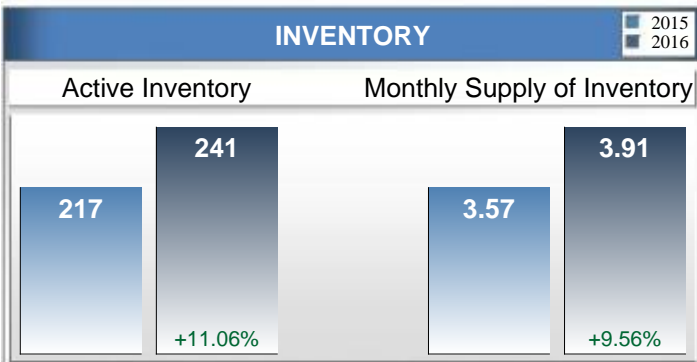
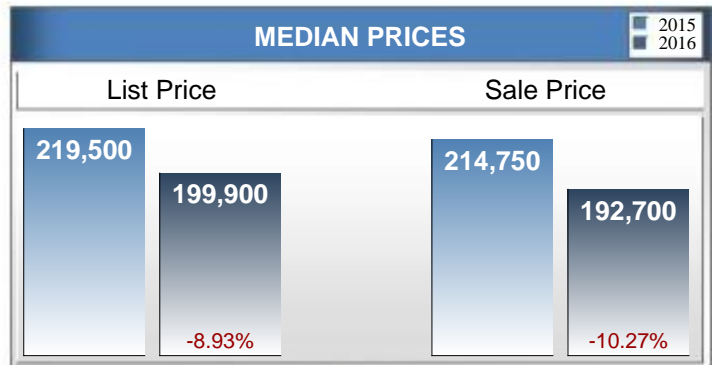
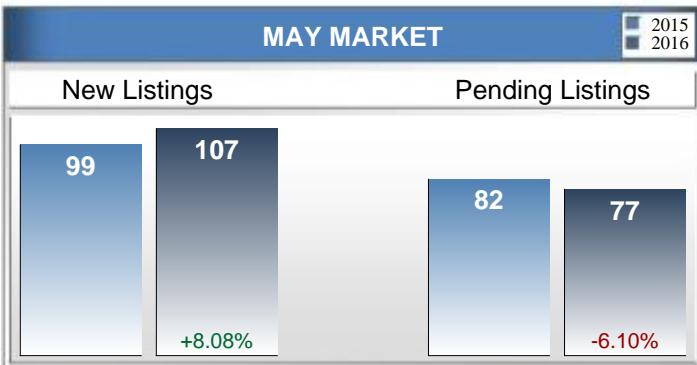
Area Delimited by County Of Logan - Residential Property Type



**Absorption:** Last 12 months, an Average of 62 Sales/Month

**Active Inventory** as of May 31, 2016 = 241

	MAY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	74	93	25.68%	293	269	-8.19%
Pending Sales	82	77	-6.10%	357	329	-7.84%
New Listings	99	107	8.08%	460	490	6.52%
Median List Price	219,500	199,900	-8.93%	220,000	206,900	-5.95%
Median Sale Price	214,750	192,700	-10.27%	212,000	205,000	-3.30%
Median Percent of List Price to Selling Price	98.57%	99.64%	1.09%	99.11%	99.46%	0.35%
Median Days on Market to Sale	21.50	38.00	76.74%	33.00	39.00	18.18%
Monthly Inventory	217	241	11.06%	217	241	11.06%
Months Supply of Inventory	3.57	3.91	9.56%	3.57	3.91	9.56%





# May 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

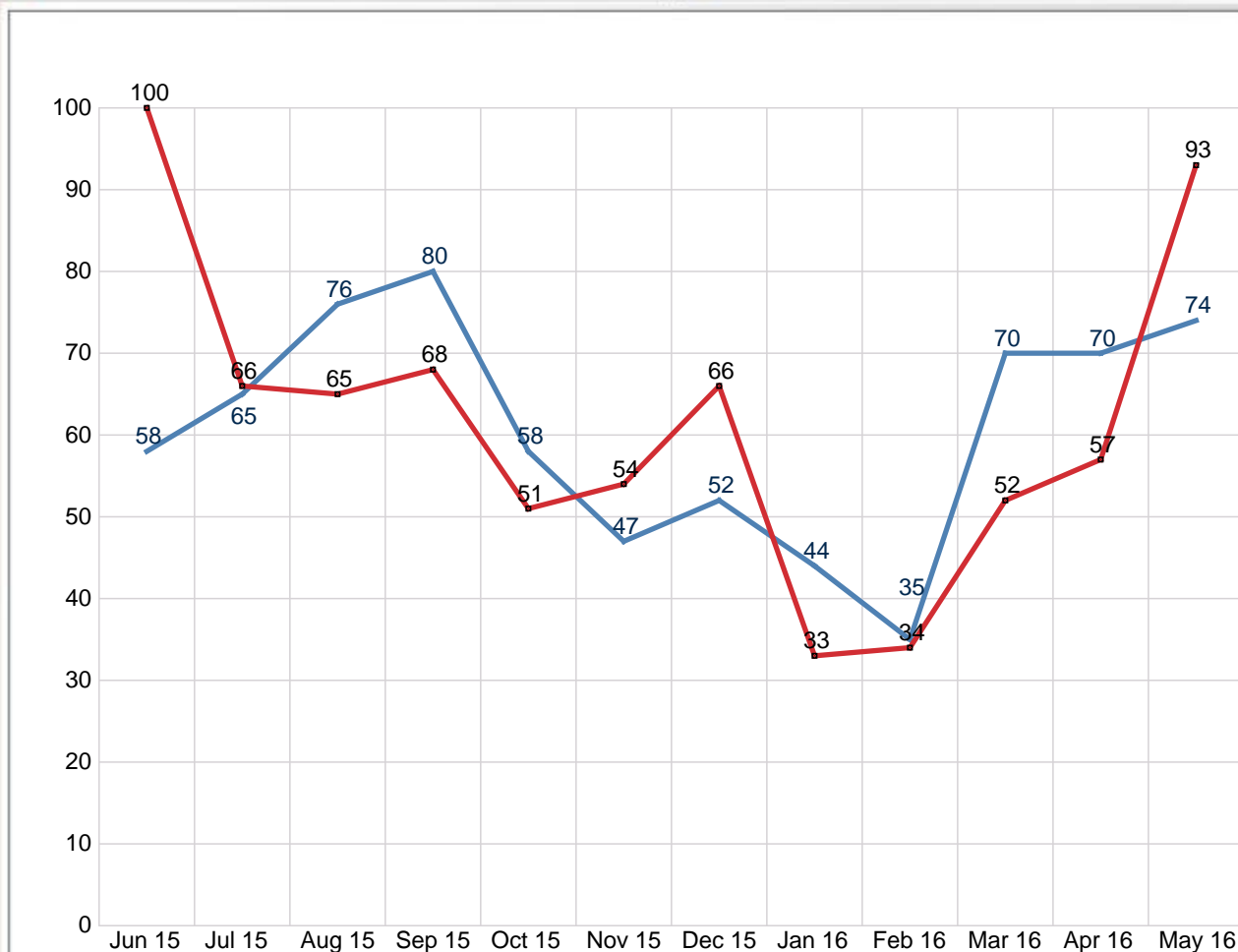
Report Produced on: Jun 08, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

#### MAY

2015	2016
74	93
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 25.68%	

#### YEAR TO DATE (YTD)

Jan - May 2015	Jan - May 2016
293	269
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -8.19%	

#### 12 MONTH COMPARATIVE

Jun 14 - May 15	Jun 15 - May 16
729	739
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.37%	



# May 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Volume

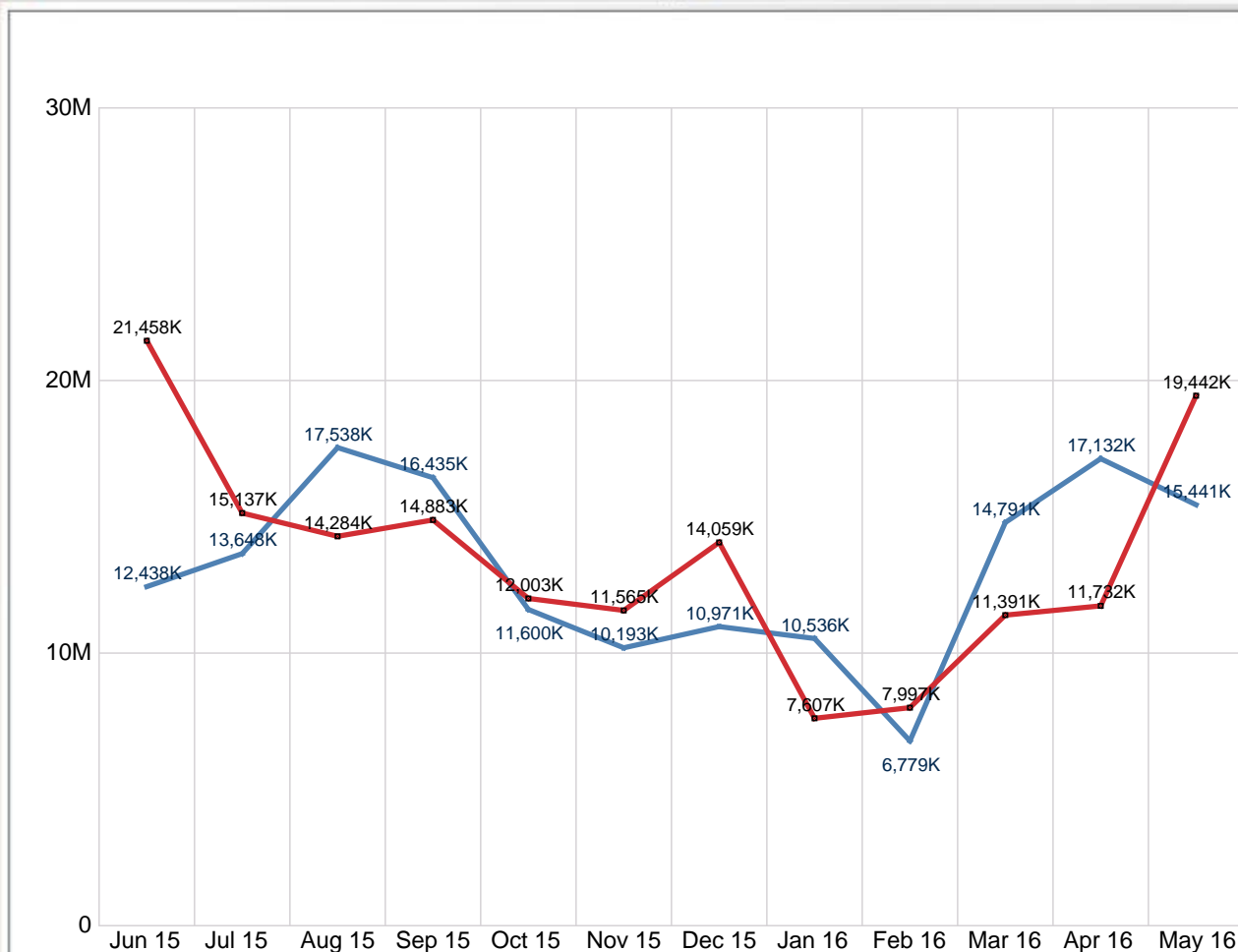
Report Produced on: Jun 08, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

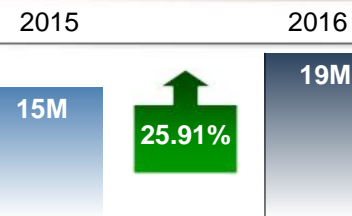
Ready to Buy or Sell Real Estate?  
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■ June 2015 - May 2016 (Current Year with Values)
 ■ June 2014 - May 2015 (Previous Year)

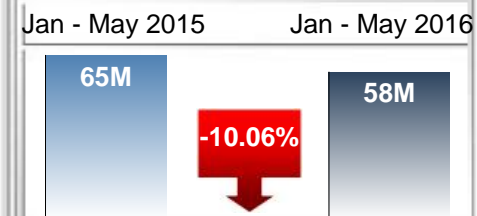


### Comparative Analysis

#### MAY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# May 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Days on Market

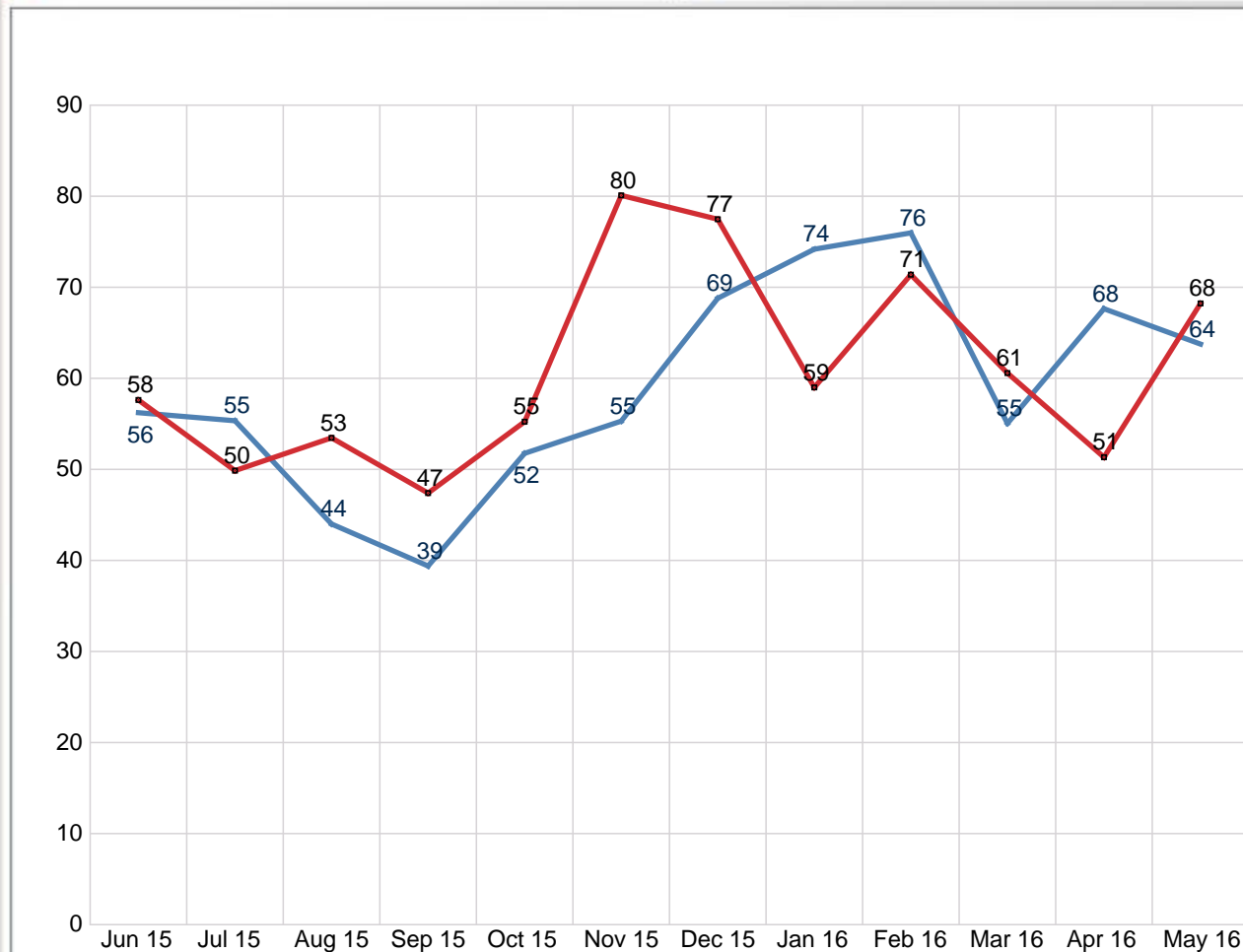
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jun 08, 2016

Market Trends

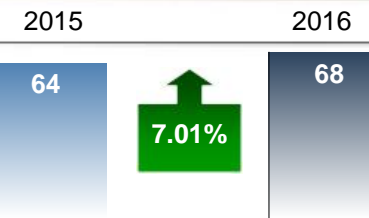
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■ June 2015 - May 2016 (Current Year with Values)
 ■ June 2014 - May 2015 (Previous Year)

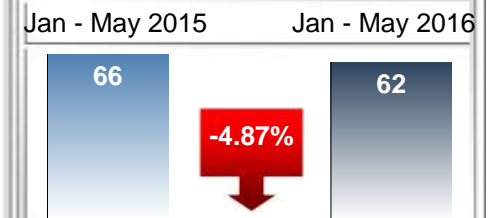


### Comparative Analysis

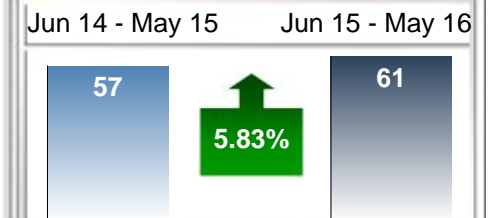
#### MAY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# May 2016

Area Delimited by County Of Logan - Residential Property Type



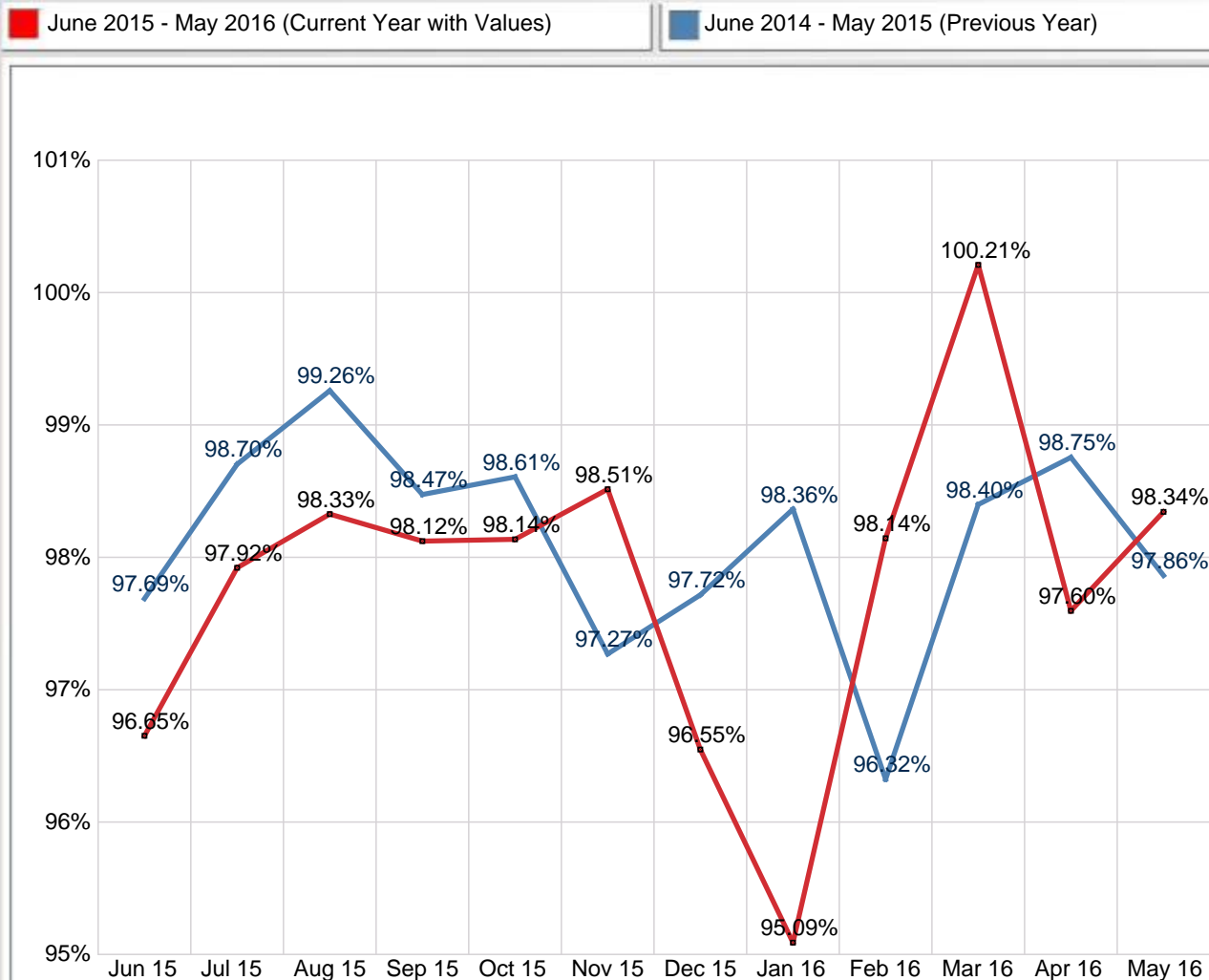
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Jun 08, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### MAY

2015	2016
97.86%	98.34%
↑ 0.49%	

#### YEAR TO DATE (YTD)

Jan - May 2015	Jan - May 2016
98.10%	98.12%
↑ 0.03%	

#### 12 MONTH COMPARATIVE

Jun 14 - May 15	Jun 15 - May 16
98.24%	97.81%
↓ -0.44%	



# May 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Sold Price

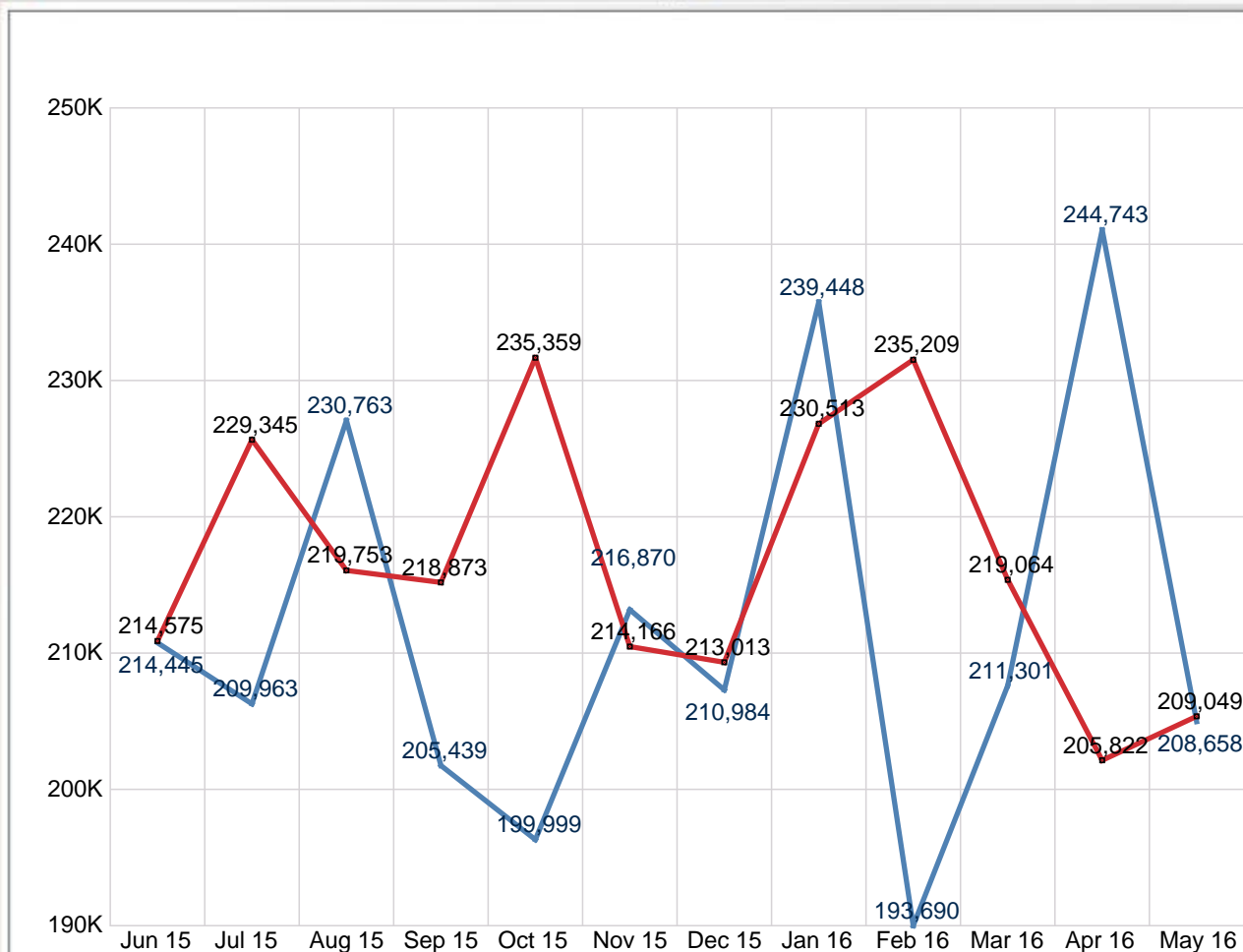
Report Produced on: Jun 08, 2016

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Market Trends

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 ■ June 2014 - May 2015 (Previous Year)



### Comparative Analysis

#### MAY

2015	2016
208,658	209,049
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.19%	

#### YEAR TO DATE (YTD)

Jan - May 2015	Jan - May 2016
220,746	216,241
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -2.04%	

#### 12 MONTH COMPARATIVE

Jun 14 - May 15	Jun 15 - May 16
216,051	218,616
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.19%	