



# May 2016

Area Delimited by City Of Edmond -  
Residential Property Type

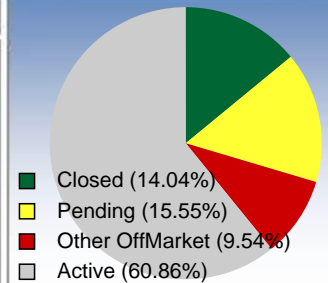


**Absorption:** Last 12 months, an Average of **324** Sales/Month

**Active Inventory** as of May 31, 2016 = **1,569**

	MAY		
	2015	2016	+/- %
Closed Listings	390	362	-7.18%
Pending Listings	398	401	0.75%
New Listings	548	629	14.78%
Median List Price	241,250	226,700	-6.03%
Median Sale Price	239,900	225,500	-6.00%
Median Percent of List Price to Selling Price	99.30%	99.27%	-0.03%
Median Days on Market to Sale	16.00	28.00	75.00%
End of Month Inventory	1,237	1,569	26.84%
Months Supply of Inventory	3.74	4.85	29.65%

## 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 **26.84%** to 1,569 existing homes available for sale. Over the last 12 months this area has had an average of 324 closed sales per month. This represents an unsold inventory index of **4.85** 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 **6.00%** in May 2016 to \$225,500 versus the previous year at \$239,900.

### Median Days on Market Lengthens

The median number of **28.00** days that homes spent on the market before selling increased by 12.00 days or **75.00%** in May 2016 compared to last year's same month at **16.00** DOM.

### Sales Success for May 2016 is Positive

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

There were 629 New Listings in May 2016, up **14.78%** from last year at 548. Furthermore, there were 362 Closed Listings this month versus last year at 390, a **-7.18%** decrease.

Closed versus Listed trends yielded a **57.6%** ratio, down from last year's May 2016 at **71.2%**, a **19.13%** downswing. 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

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<b>Pending Listings</b>	<b>2</b>
<b>New Listings</b>	<b>3</b>
<b>Inventory</b>	<b>4</b>
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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®

## May 2016

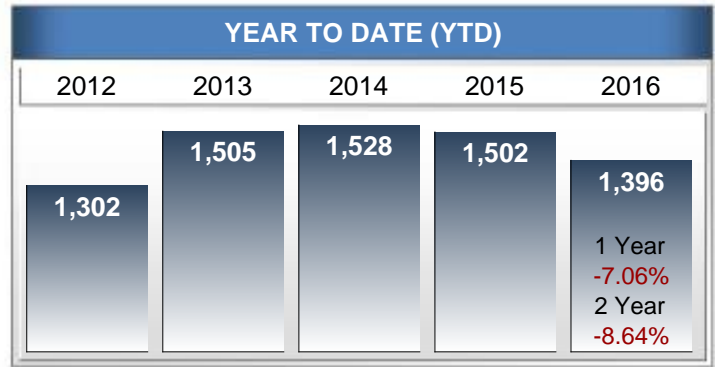
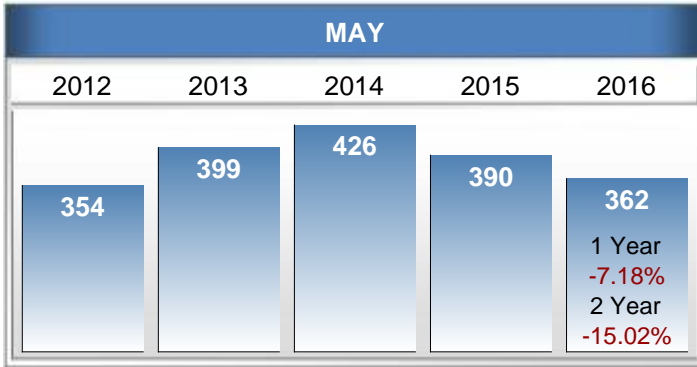
Closed Sales as of Jun 07, 2016



### Closed Listings

Report Produced on: Jun 08, 2016

Area Delimited by City Of Edmond - 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+	
\$125,000 and less	28	7.73%	24.0	6	22	0	0	
\$125,001 - \$150,000	37	10.22%	12.0	2	32	3	0	
\$150,001 - \$175,000	40	11.05%	12.0	2	35	3	0	
\$175,001 - \$250,000	116	32.04%	31.5	1	59	56	0	
\$250,001 - \$300,000	43	11.88%	32.0	0	13	29	1	
\$300,001 - \$425,000	61	16.85%	21.0	0	21	39	1	
\$425,001 and up	37	10.22%	91.0	0	3	25	9	
Total Closed Units: 362				28.0	11	185	155	11
Total Closed Volume: 93,601,520					1.49M	37.02M	48.87M	6.23M
Median Closed Price: \$225,500					\$120,000	\$178,000	\$275,000	\$499,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2016

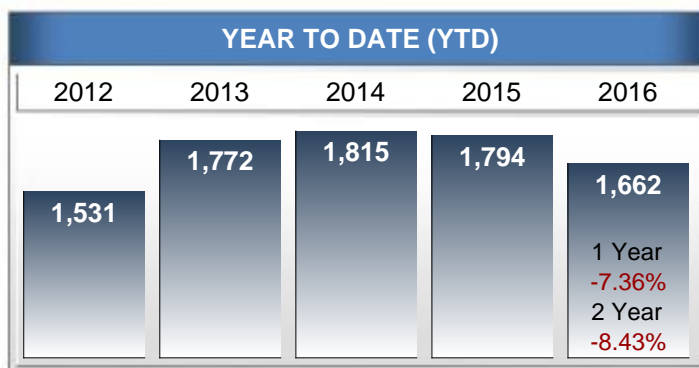
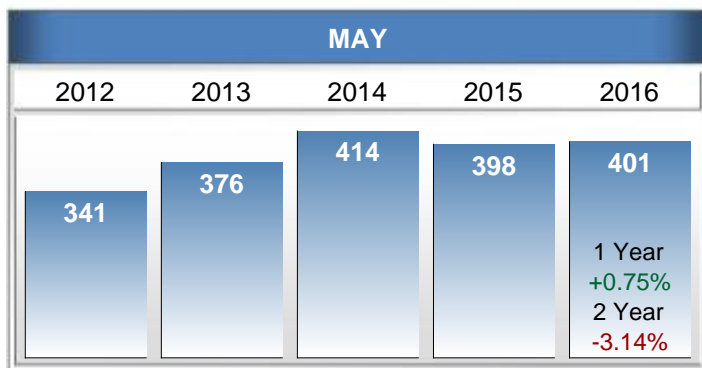
Pending Listings as of Jun 07, 2016



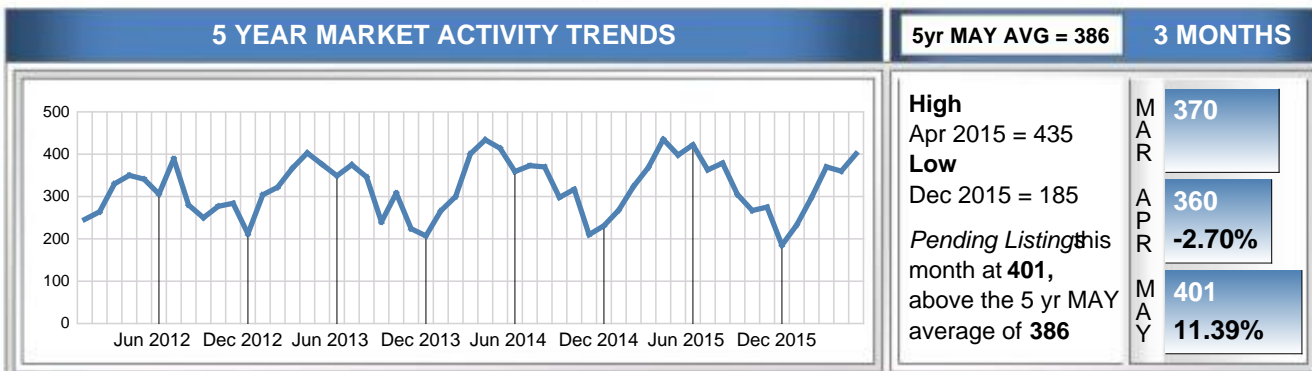
### Pending Listings

Report Produced on: Jun 08, 2016

Area Delimited by City Of Edmond - 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+	
\$125,000 and less	20	4.99%	13.5	4	15	1	0	
\$125,001 - \$175,000	69	17.21%	17.0	6	60	3	0	
\$175,001 - \$200,000	61	15.21%	16.0	0	41	20	0	
\$200,001 - \$275,000	95	23.69%	28.0	3	44	47	1	
\$275,001 - \$325,000	52	12.97%	39.0	0	14	36	2	
\$325,001 - \$425,000	62	15.46%	31.5	2	19	35	6	
\$425,001 and up	42	10.47%	61.5	0	5	29	8	
Total Pending Units: 401				26.0	15	198	171	17
Total Pending Volume: 109,417,829					2.71M	42.42M	56.34M	7.95M
Median Listing Price: \$235,000					\$152,500	\$189,165	\$295,000	\$415,000



# Monthly Inventory Analysis

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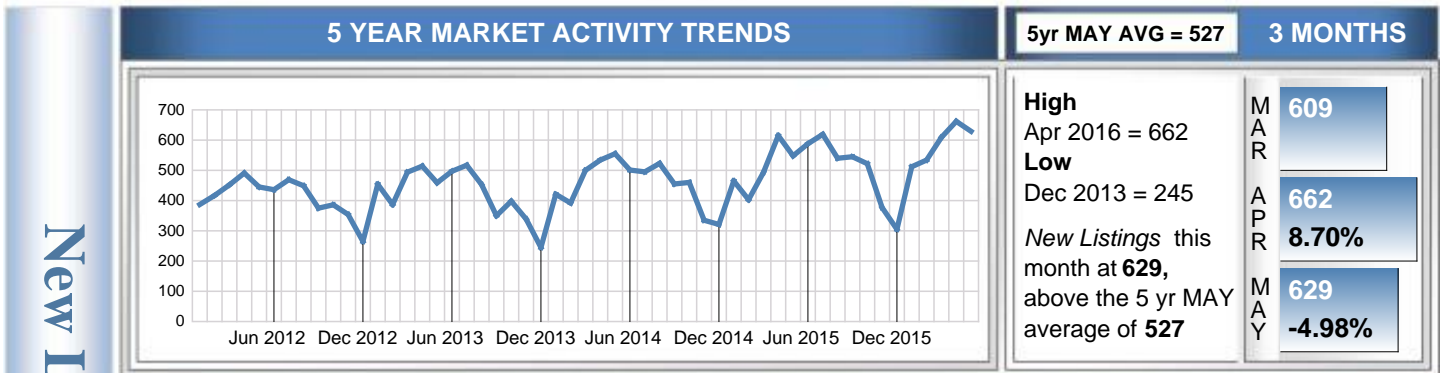
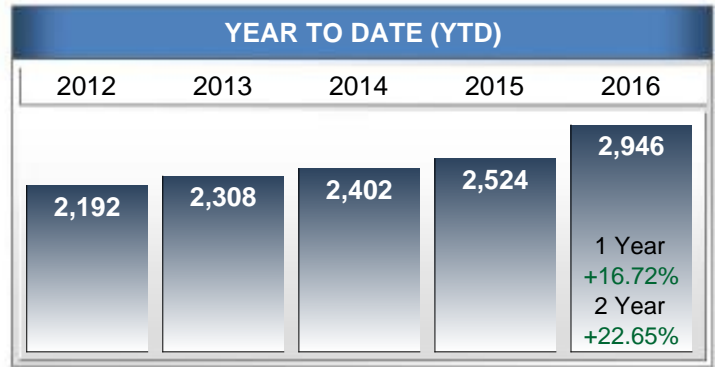
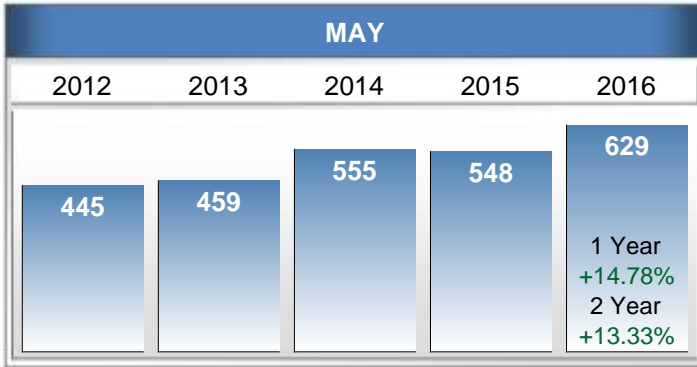
New Listings as of Jun 07, 2016



### New Listings

Report Produced on: Jun 08, 2016

Area Delimited by City Of Edmond - Residential Property Type



#### 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	60	9.54%	8	51	1	0
\$150,001 - \$175,000	50	7.95%	3	39	8	0
\$175,001 - \$225,000	128	20.35%	3	82	43	0
\$225,001 - \$325,000	151	24.01%	2	63	83	3
\$325,001 - \$400,000	95	15.10%	3	33	52	7
\$400,001 - \$475,000	66	10.49%	0	13	46	7
\$475,001 and up	79	12.56%	1	8	54	16
Total New Listed Units:			20	289	287	33
Total New Listed Volume:			4.42M	68.39M	108.58M	21.03M
Median New Listed Listing Price:			\$153,639	\$199,248	\$335,000	\$465,000

New Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2016

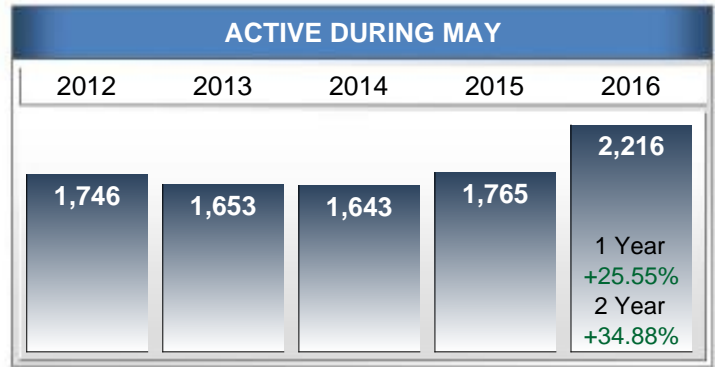
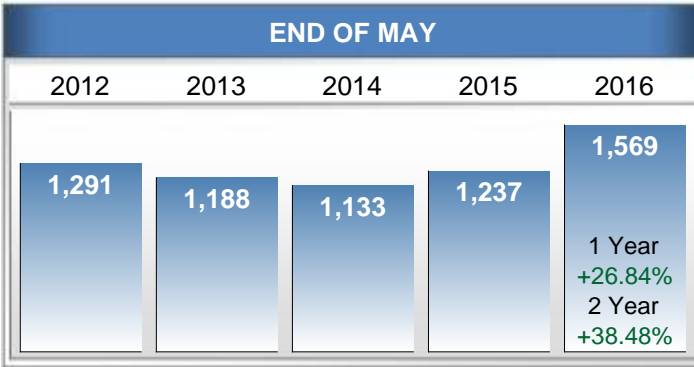
Active Inventory as of Jun 07, 2016



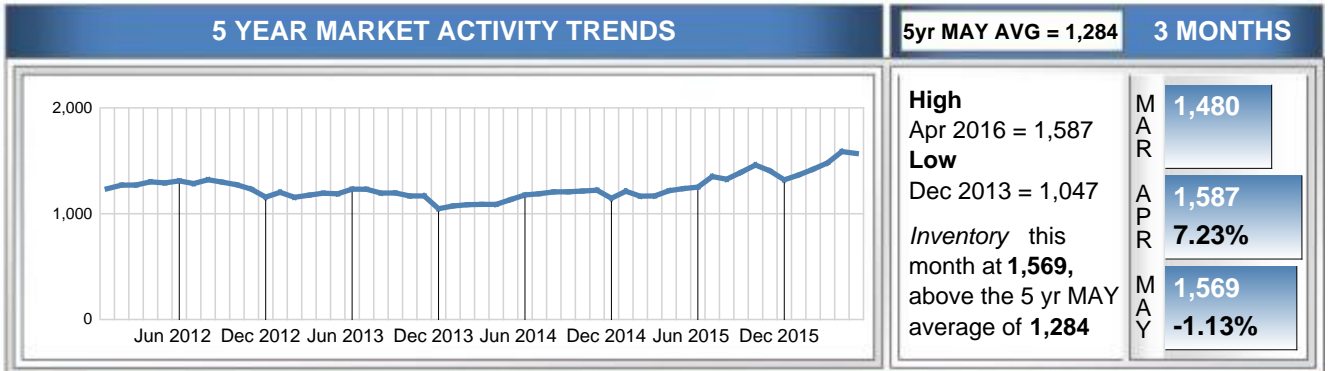
### Active Inventory

Report Produced on: Jun 08, 2016

Area Delimited by 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	141	8.99%	32.0	21	105	15	0
\$175,001 - \$200,000	124	7.90%	41.5	2	93	28	1
\$200,001 - \$250,000	200	12.75%	57.0	6	118	76	0
\$250,001 - \$350,000	464	29.57%	55.0	7	193	248	16
\$350,001 - \$475,000	294	18.74%	56.0	9	78	187	20
\$475,001 - \$650,000	186	11.85%	72.0	5	26	116	39
\$650,001 and up	160	10.20%	76.0	2	9	89	60
Total Active Inventory by Units:				52	622	759	136
Total Active Inventory by Volume:				14.27M	180.62M	323.83M	106.11M
Median Active Inventory Listing Price:				\$233,700	\$249,900	\$359,900	\$601,700

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Contact an experienced REALTOR



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2016

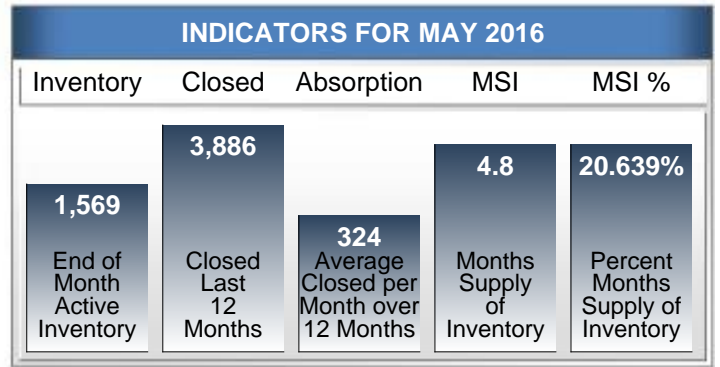
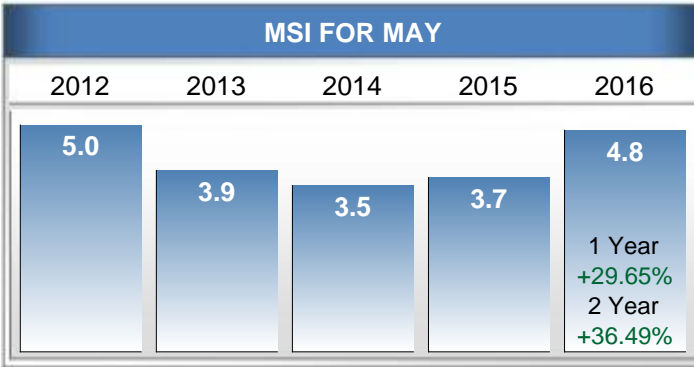
Active Inventory as of Jun 07, 2016



### Months Supply of Inventory

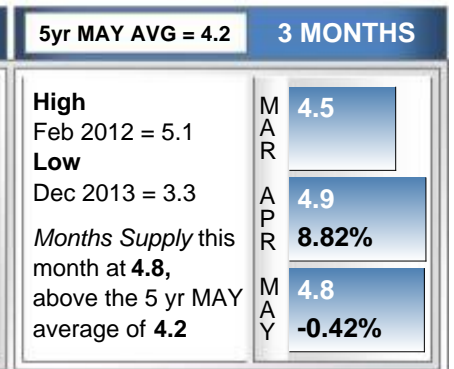
Report Produced on: Jun 08, 2016

Area Delimited by 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	141	8.99%	1.6	2.2	1.5	1.9	0.0
\$175,001 - \$200,000	124	7.90%	3.3	2.7	3.6	2.6	6.0
\$200,001 - \$250,000	200	12.75%	3.7	3.1	4.3	3.1	0.0
\$250,001 - \$350,000	464	29.57%	6.1	7.0	7.2	5.4	6.0
\$350,001 - \$475,000	294	18.74%	7.2	36.0	9.3	6.5	6.3
\$475,001 - \$650,000	186	11.85%	10.9	60.0	12.0	10.2	11.7
\$650,001 and up	160	10.20%	15.7	0.0	15.4	17.2	13.6
MSI:	4.8			3.9	3.9	5.6	9.6
Total Active Inventory:	1,569			52	622	759	136



# Monthly Inventory Analysis

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## May 2016

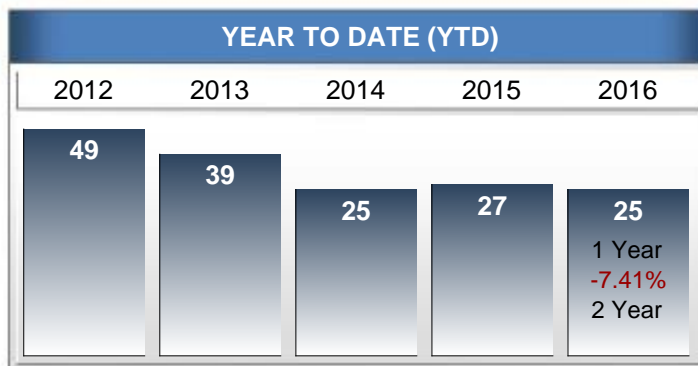
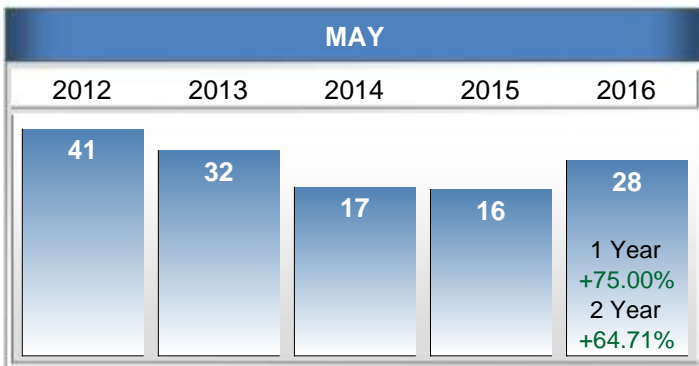
Closed Sales as of Jun 07, 2016



### Median Days on Market to Sale

Report Produced on: Jun 08, 2016

Area Delimited by City Of Edmond - Residential Property Type



**Median Days on Market**  
 Ready to Buy or Sell Real Estate?  
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<b>5yr MAY AVG = 27</b>	<b>3 MONTHS</b>						
<b>High</b> Feb 2012 = 72 <b>Low</b> May 2015 = 16 <i>Median DOM this month at 28, above the 5 yr MAY average of 27</i>	<table border="1"> <tr> <td>MAR</td> <td>26</td> </tr> <tr> <td>APR</td> <td>19</td> </tr> <tr> <td>MAY</td> <td>28</td> </tr> </table> <b>-26.92%</b> <b>47.37%</b>	MAR	26	APR	19	MAY	28
MAR	26						
APR	19						
MAY	28						

#### 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	28	7.73%	24.0	24.0	24.0	0.0	0.0		
\$125,001 - \$150,000	37	10.22%	12.0	4.0	17.5	5.0	0.0		
\$150,001 - \$175,000	40	11.05%	12.0	18.0	9.0	36.0	0.0		
\$175,001 - \$250,000	116	32.04%	31.5	64.0	35.0	25.5	0.0		
\$250,001 - \$300,000	43	11.88%	32.0	0.0	39.0	32.0	9.0		
\$300,001 - \$425,000	61	16.85%	21.0	0.0	31.0	18.0	4.0		
\$425,001 and up	37	10.22%	91.0	0.0	7.0	95.0	78.0		
Median Closed DOM:	28.0			23.0	21.0	33.0	62.0		
Total Closed Units:	362			11	185	155	11		
Total Closed Volume:	93,601,520			1.49M	37.02M	48.87M	6.23M		



# Monthly Inventory Analysis

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## May 2016

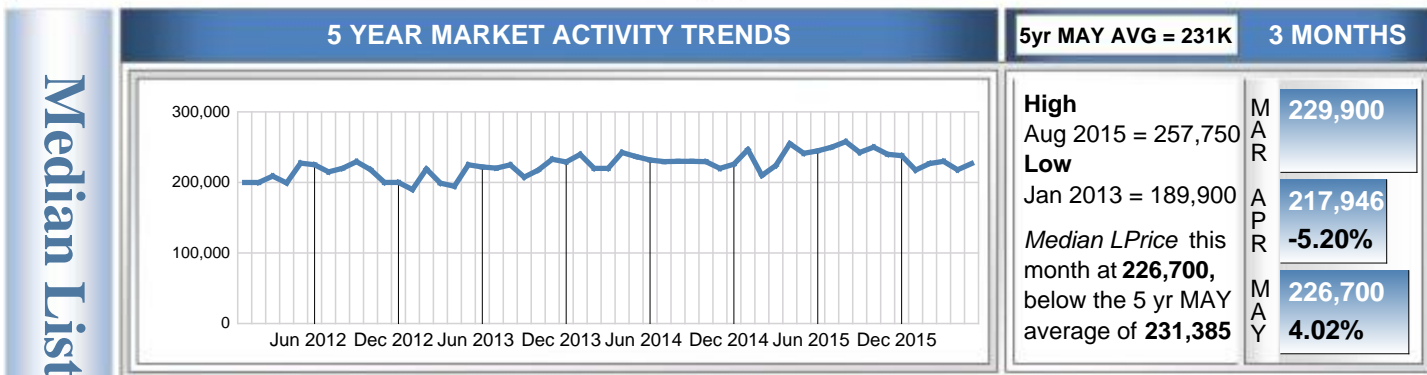
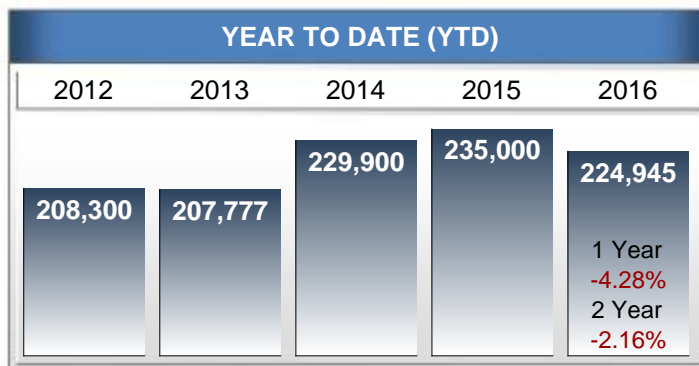
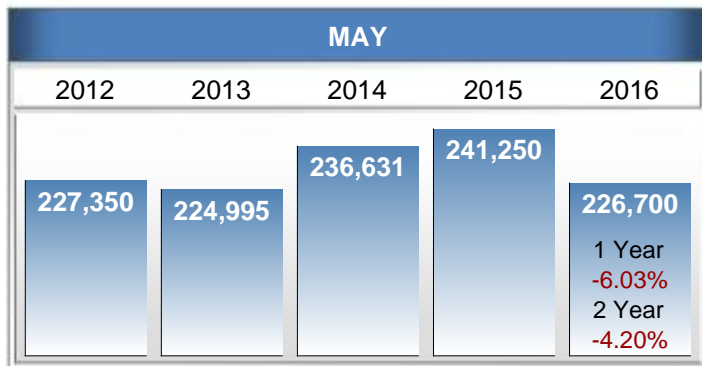
Closed Sales as of Jun 07, 2016



### Median List Price at Closing

Report Produced on: Jun 08, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	26		7.18%	114,950	115,450	114,500	0	0
\$125,001 - \$150,000	37		10.22%	143,000	137,643	143,000	139,900	0
\$150,001 - \$175,000	37		10.22%	165,000	169,000	164,900	167,700	0
\$175,001 - \$250,000	117		32.32%	214,900	222,500	195,500	218,000	0
\$250,001 - \$300,000	46		12.71%	280,000	0	279,999	280,000	284,900
\$300,001 - \$425,000	61		16.85%	339,900	0	325,000	348,940	324,900
\$425,001 and up	38		10.50%	509,950	0	457,912	509,950	599,900
Median List Price:	\$226,700				\$122,000	\$180,000	\$284,900	\$499,000
Total Closed Units:	362				11	185	155	11
Total List Volume:	95,453,132				1.50M	37.62M	49.87M	6.46M





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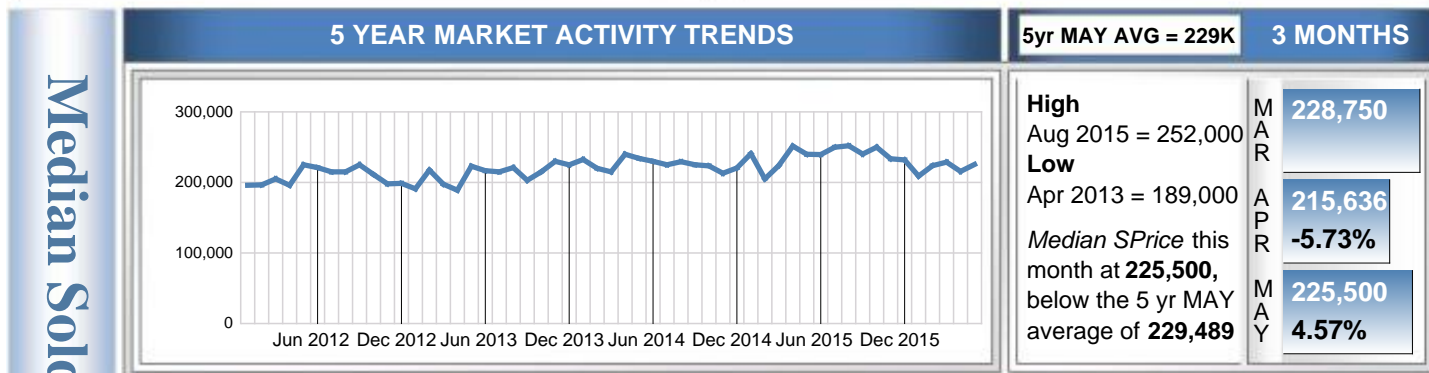
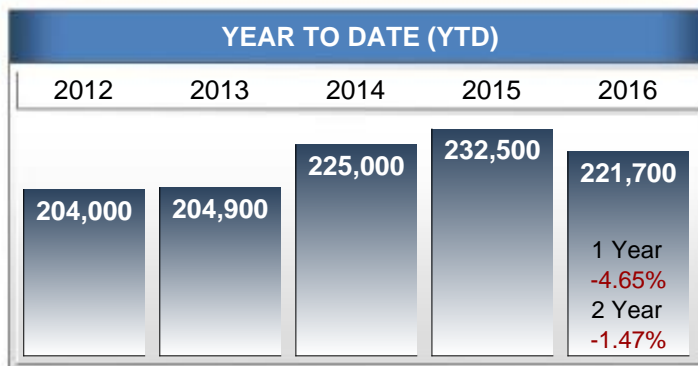
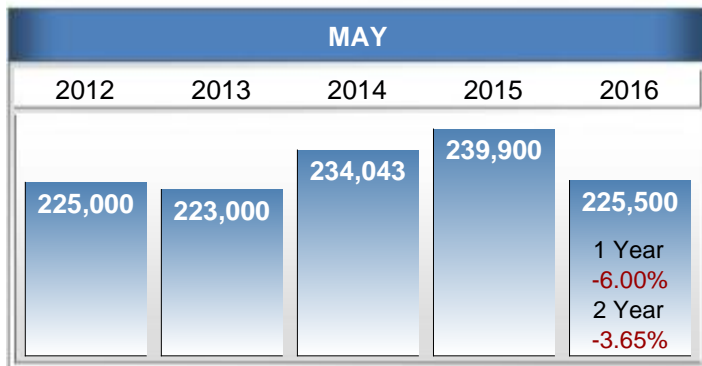
Closed Sales as of Jun 07, 2016



### Median Sold Price at Closing

Report Produced on: Jun 08, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	28		7.73%	110,000	114,750	110,000	0	0
\$125,001 - \$150,000	37		10.22%	139,900	136,143	139,900	149,900	0
\$150,001 - \$175,000	40		11.05%	166,975	167,500	166,450	173,100	0
\$175,001 - \$250,000	116		32.04%	211,500	228,500	199,900	215,000	0
\$250,001 - \$300,000	43		11.88%	275,000	0	285,000	273,900	281,000
\$300,001 - \$425,000	61		16.85%	338,840	0	325,000	345,850	324,900
\$425,001 and up	37		10.22%	509,900	0	457,912	509,900	600,000
Median Closed Price:		\$225,500			\$120,000	\$178,000	\$275,000	\$499,000
Total Closed Units:		362			11	185	155	11
Total Closed Volume:		93,601,520			1.49M	37.02M	48.87M	6.23M



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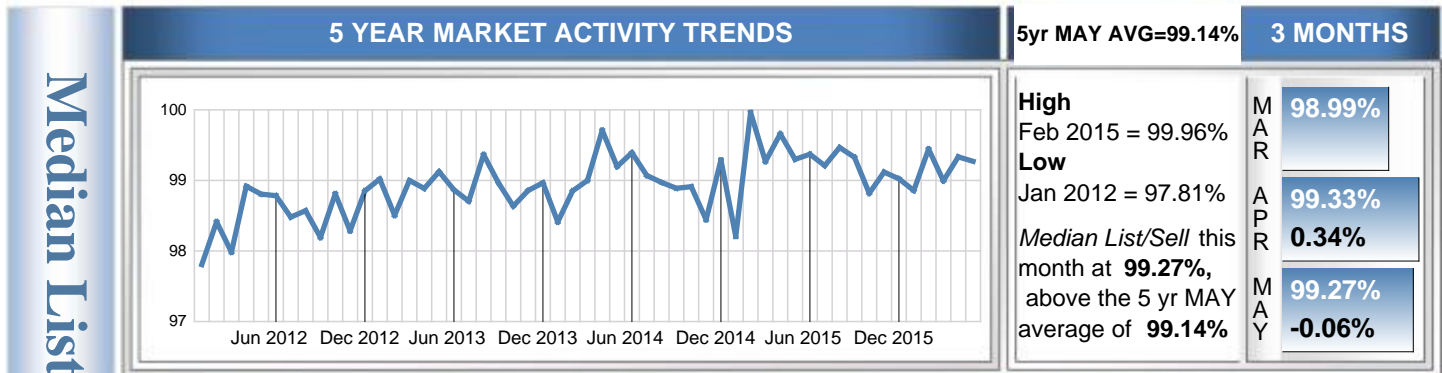
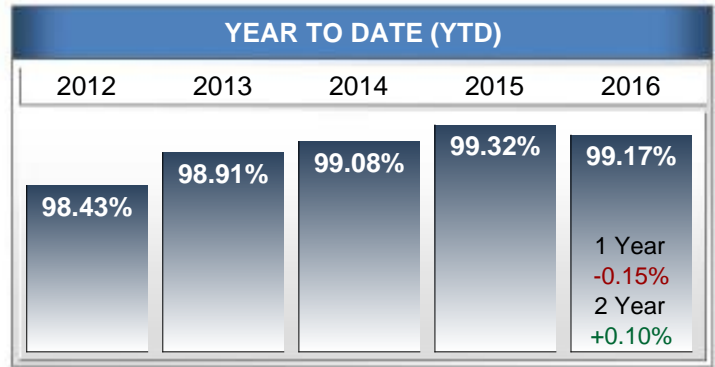
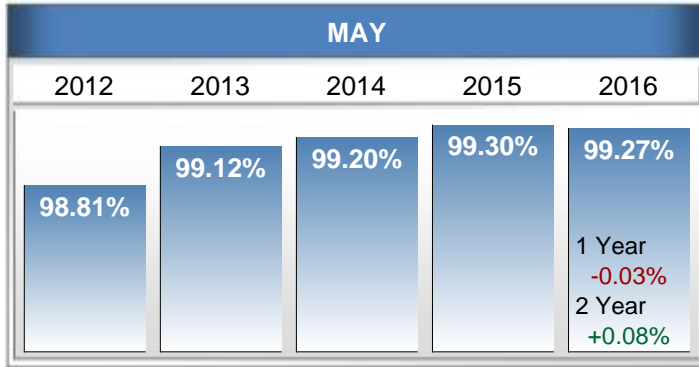
Closed Sales as of Jun 07, 2016



### Median Percent of List Price to Selling Price

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Median List/Sell Price

Ready to Buy or Sell Real Estate?  
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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+
\$125,000 and less	28	7.73%	97.73%	98.35%	97.35%	0.00%	0.00%
\$125,001 - \$150,000	37	10.22%	97.78%	98.89%	97.44%	100.00%	0.00%
\$150,001 - \$175,000	40	11.05%	100.00%	99.10%	100.00%	101.88%	0.00%
\$175,001 - \$250,000	116	32.04%	100.00%	102.70%	100.00%	99.16%	0.00%
\$250,001 - \$300,000	43	11.88%	99.08%	0.00%	98.08%	99.67%	98.63%
\$300,001 - \$425,000	61	16.85%	99.22%	0.00%	100.00%	98.86%	100.00%
\$425,001 and up	37	10.22%	98.08%	0.00%	100.00%	98.08%	97.13%
Median List/Sell Ratio:	99.27%			98.79%	99.66%	99.17%	98.16%
Total Closed Units:	362			11	185	155	11
Total Closed Volume:	93,601,520			1.49M	37.02M	48.87M	6.23M



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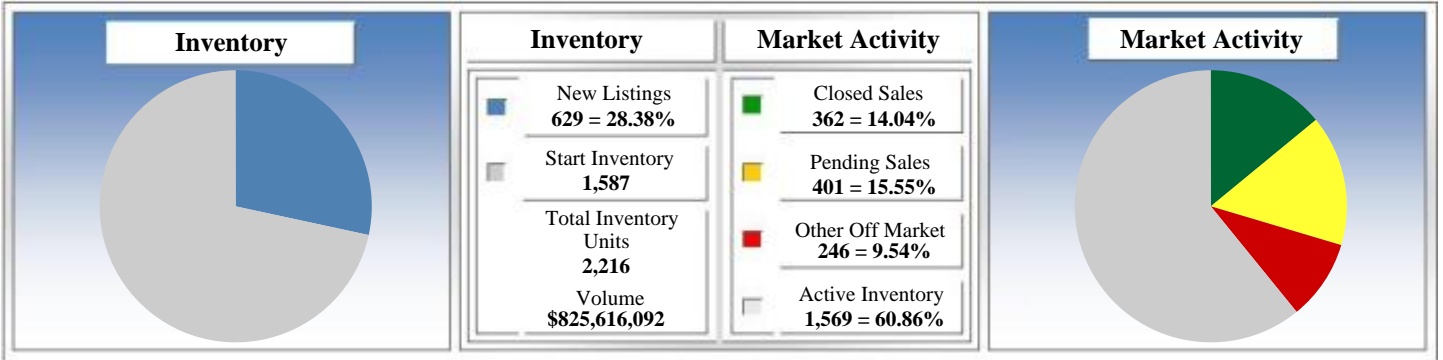
Inventory as of Jun 07, 2016



### Market Summary

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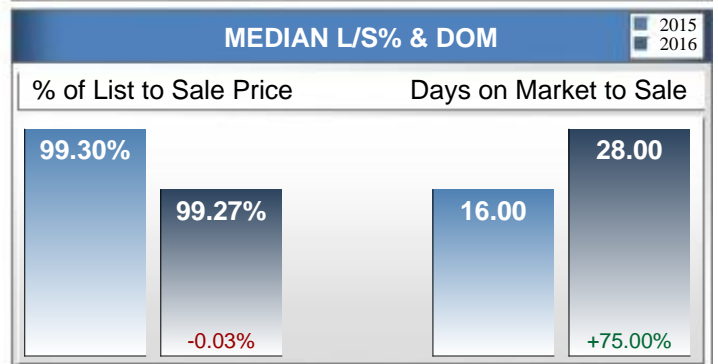
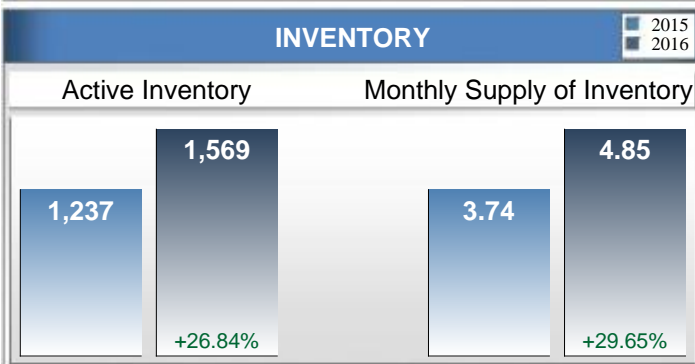
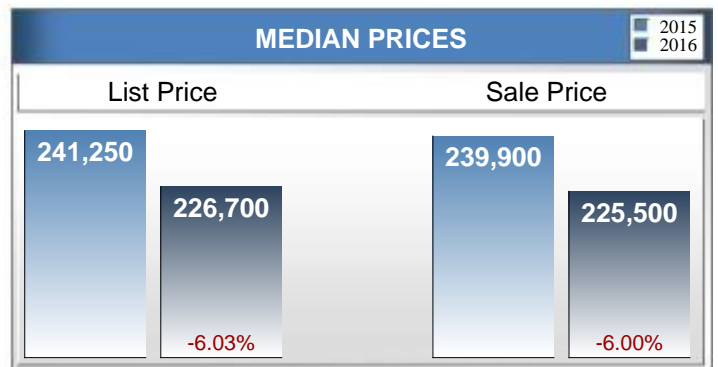
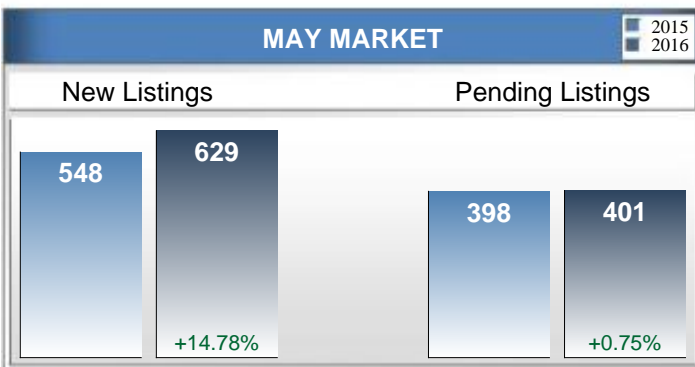
Area Delimited by City Of Edmond - Residential Property Type



**Absorption:** Last 12 months, an Average of 324 Sales/Month

**Active Inventory** as of May 31, 2016 = 1,569

	MAY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	390	362	-7.18%	1,502	1,396	-7.06%
Pending Sales	398	401	0.75%	1,794	1,662	-7.36%
New Listings	548	629	14.78%	2,524	2,946	16.72%
Median List Price	241,250	226,700	-6.03%	235,000	224,945	-4.28%
Median Sale Price	239,900	225,500	-6.00%	232,500	221,700	-4.65%
Median Percent of List Price to Selling Price	99.30%	99.27%	-0.03%	99.32%	99.17%	-0.15%
Median Days on Market to Sale	16.00	28.00	75.00%	27.00	25.00	-7.41%
Monthly Inventory	1,237	1,569	26.84%	1,237	1,569	26.84%
Months Supply of Inventory	3.74	4.85	29.65%	3.74	4.85	29.65%





# May 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Units

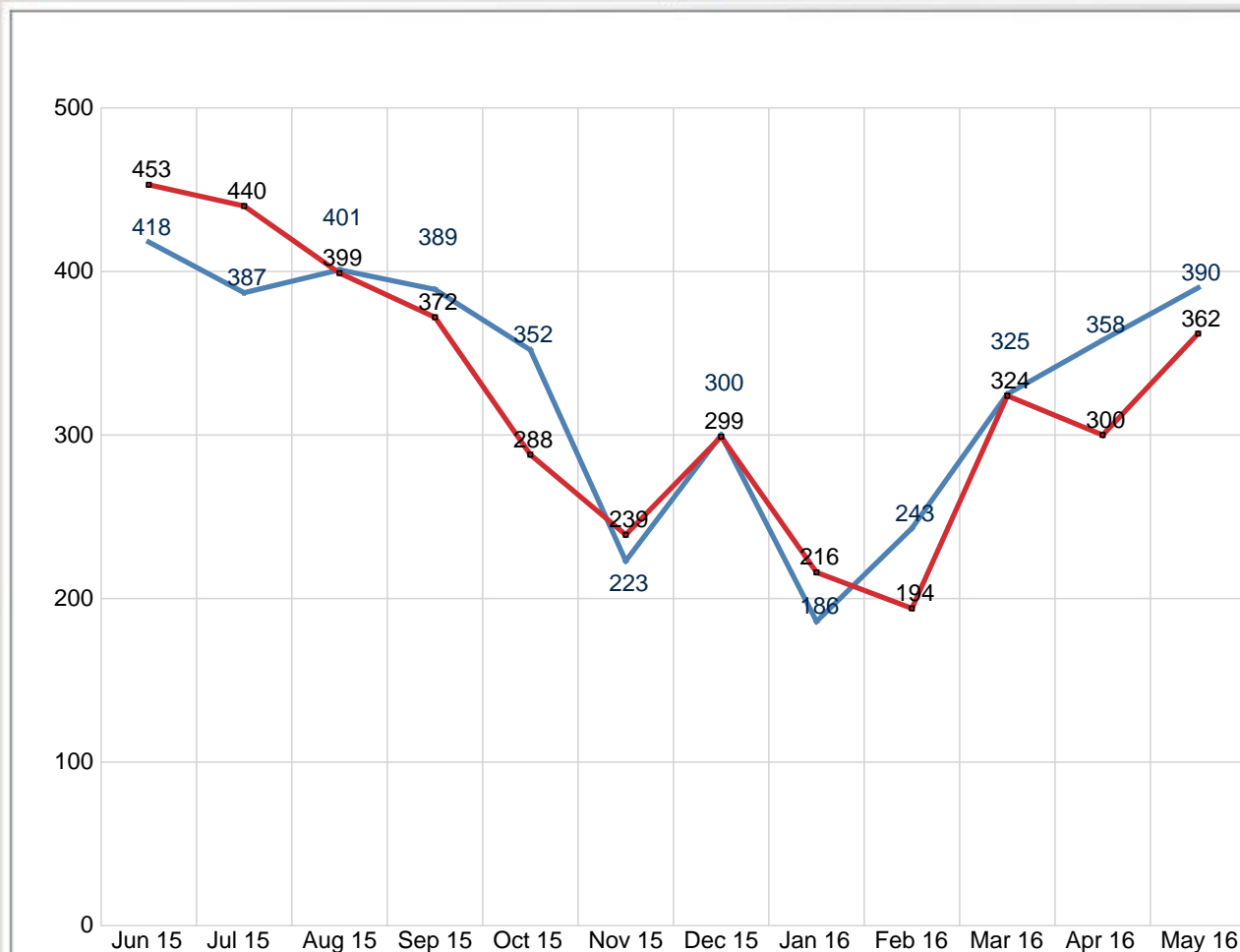
Report Produced on: Jun 08, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

#### MAY

2015	2016
390	362
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.18%</div> 	

#### YEAR TO DATE (YTD)

Jan - May 2015	Jan - May 2016
1,502	1,396
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.06%</div> 	

#### 12 MONTH COMPARATIVE

Jun 14 - May 15	Jun 15 - May 16
3,972	3,886
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.17%</div> 	



# May 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Volume

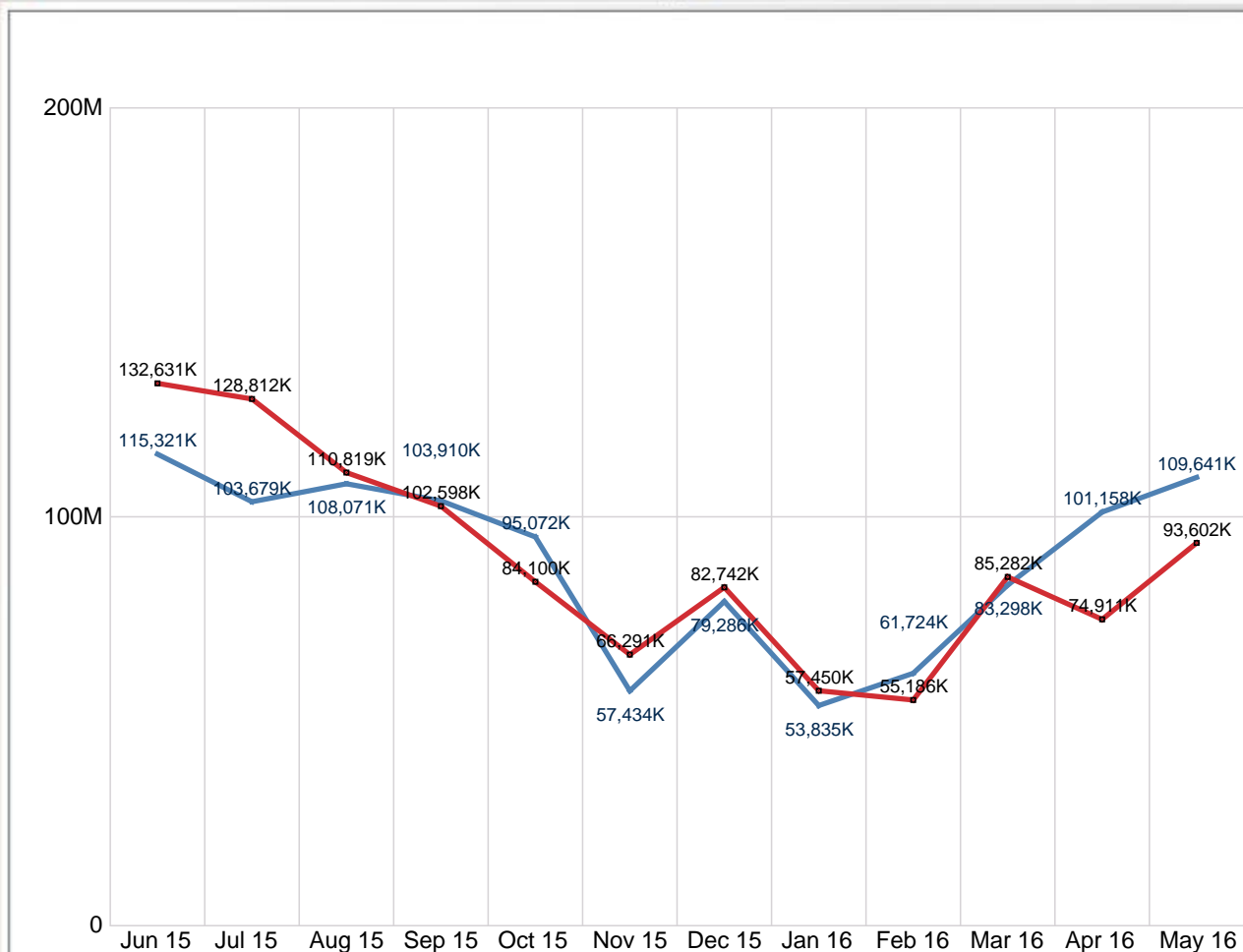
Report Produced on: Jun 08, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

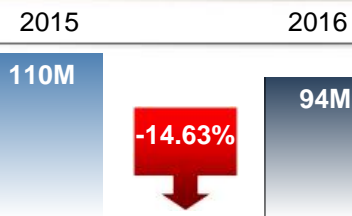
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■ June 2015 - May 2016 (Current Year with Values)
 ■ June 2014 - May 2015 (Previous Year)



### Comparative Analysis

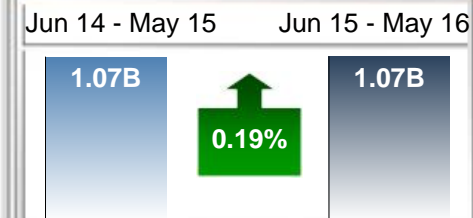
#### MAY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# May 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Days on Market

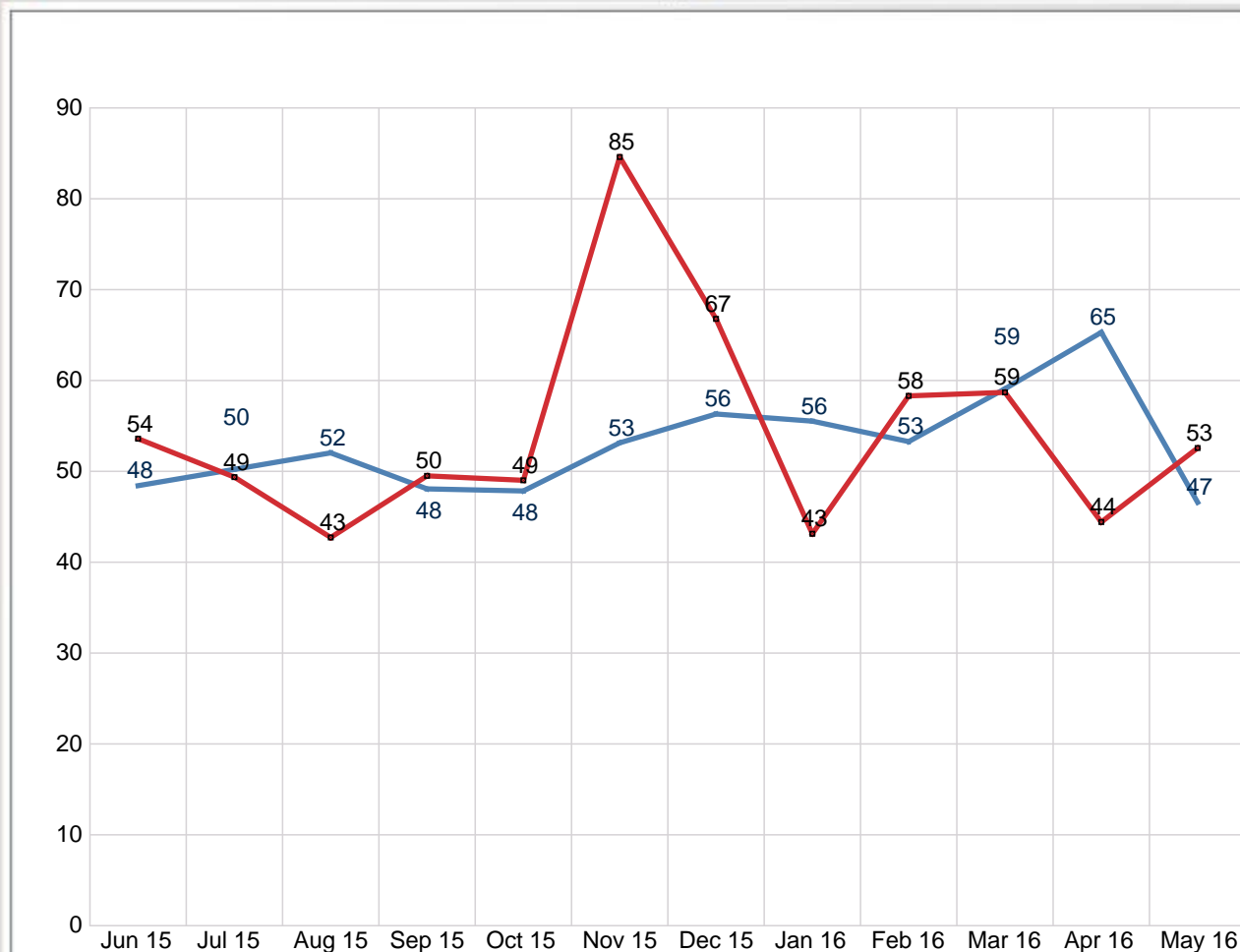
Report Produced on: Jun 08, 2016

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Market Trends

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



### Comparative Analysis

#### MAY

2015      2016



#### YEAR TO DATE (YTD)

Jan - May 2015      Jan - May 2016



#### 12 MONTH COMPARATIVE

Jun 14 - May 15      Jun 15 - May 16





# May 2016

Area Delimited by City Of Edmond - Residential Property Type



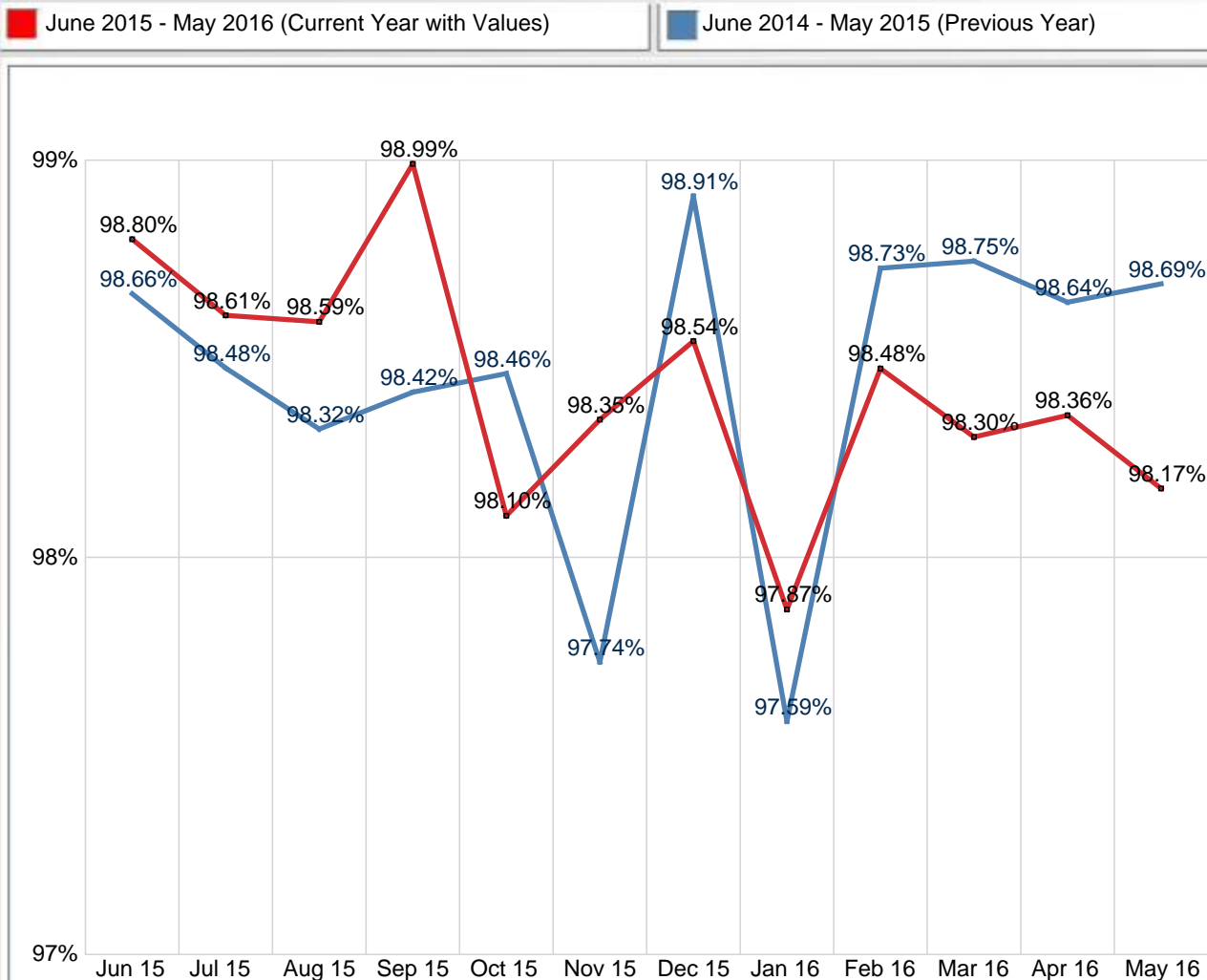
## Closed Sales by Average Asked per Sold Ratio

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
98.69%	98.17%
-0.52%	

#### YEAR TO DATE (YTD)

Jan - May 2015	Jan - May 2016
98.56%	98.24%
-0.33%	

#### 12 MONTH COMPARATIVE

Jun 14 - May 15	Jun 15 - May 16
98.50%	98.47%
-0.02%	



# May 2016

Area Delimited by City Of Edmond - Residential Property Type



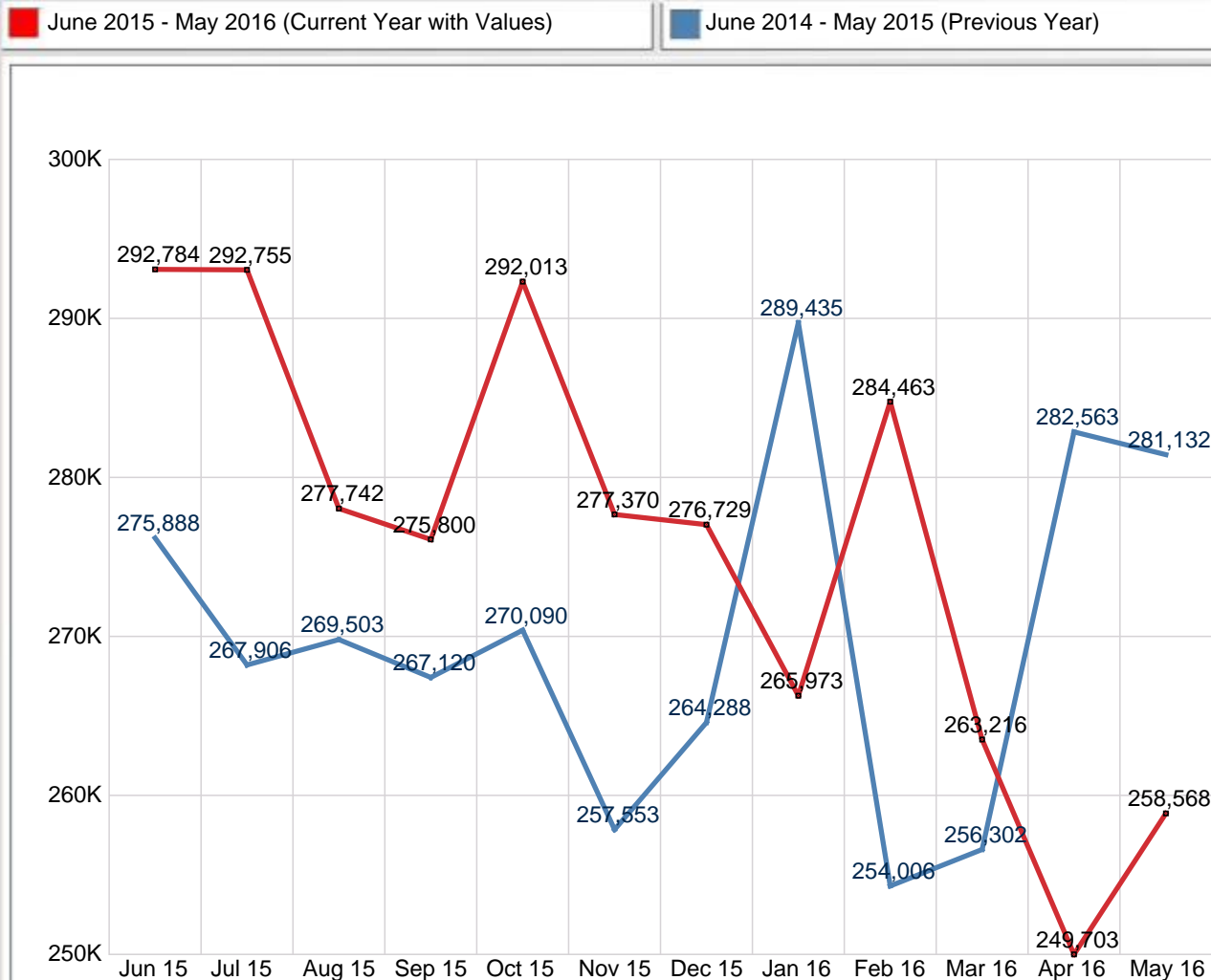
## Closed Sales by Average Sold Price

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
281,132	258,568
-8.03%	

#### YEAR TO DATE (YTD)

Jan - May 2015	Jan - May 2016
272,740	262,486
-3.76%	

#### 12 MONTH COMPARATIVE

Jun 14 - May 15	Jun 15 - May 16
269,997	276,486
2.40%	