



# June 2016

Area Delimited by County Of Logan -  
Residential Property Type

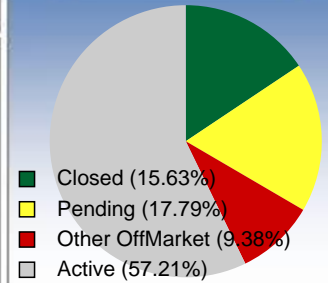


**Absorption:** Last 12 months, an Average of **59** Sales/Month

**Active Inventory** as of June 30, 2016 = **238**

	JUNE		
	2015	2016	+/- %
Closed Listings	100	65	-35.00%
Pending Listings	79	74	-6.33%
New Listings	103	97	-5.83%
Median List Price	199,450	219,000	9.80%
Median Sale Price	196,951	217,300	10.33%
Median Percent of List Price to Selling Price	98.75%	99.82%	1.09%
Median Days on Market to Sale	23.00	29.00	26.09%
End of Month Inventory	225	238	5.78%
Months Supply of Inventory	3.50	4.06	15.84%

## Market Activity



Report Produced on: Jul 07, 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 June 2016 rose **5.78%** to 238 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **4.06** MSI for this period.

### Median Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **10.33%** in June 2016 to \$217,300 versus the previous year at \$196,951.

### Median Days on Market Lengthens

The median number of **29.00** days that homes spent on the market before selling increased by 6.00 days or **26.09%** in June 2016 compared to last year's same month at **23.00** DOM.

### Sales Success for June 2016 is Positive

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

There were 97 New Listings in June 2016, down **5.83%** from last year at 103. Furthermore, there were 65 Closed Listings this month versus last year at 100, a **-35.00%** decrease.

Closed versus Listed trends yielded a **67.0%** ratio, down from last year's June 2016 at **97.1%**, a **30.98%** 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

<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®

## June 2016

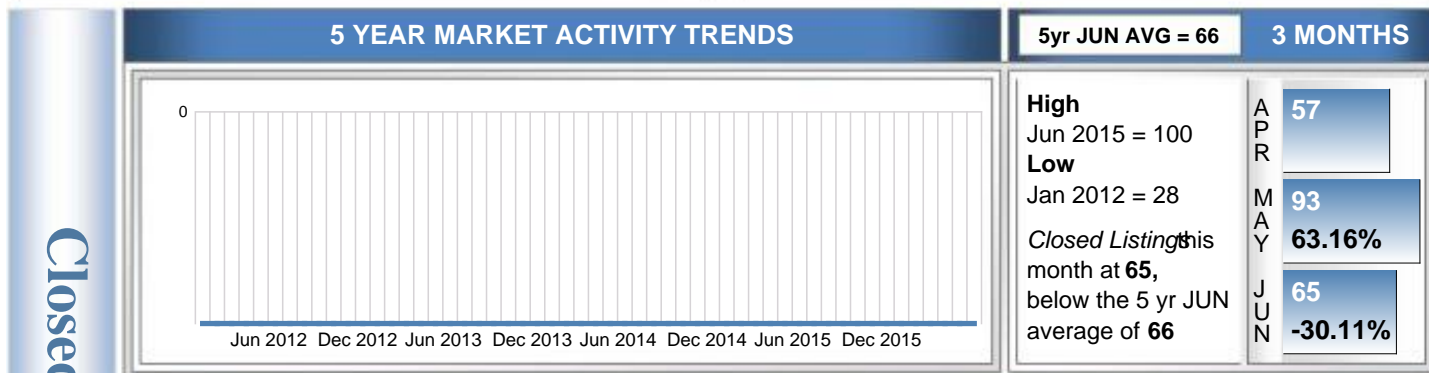
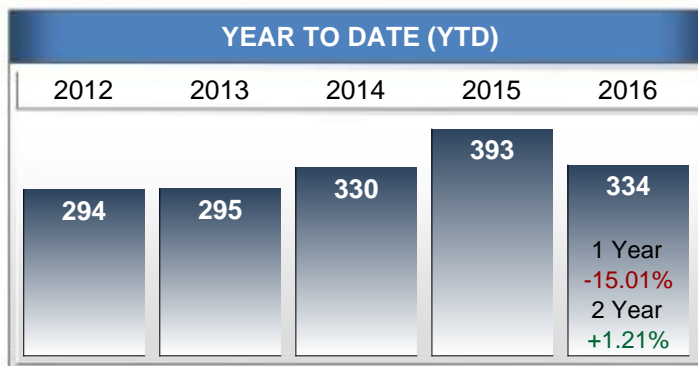
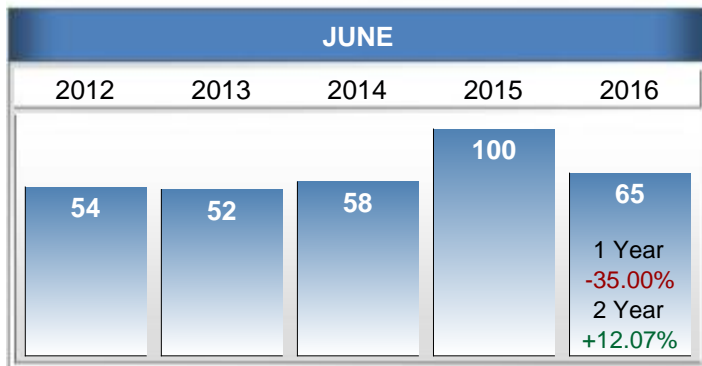
Closed Sales as of Jul 06, 2016



### Closed Listings

Report Produced on: Jul 07, 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+
\$75,000 and less	3	4.62%	120.0	1	2	0	0
\$75,001 - \$150,000	7	10.77%	25.0	1	4	2	0
\$150,001 - \$175,000	9	13.85%	43.0	0	7	2	0
\$175,001 - \$225,000	16	24.62%	19.5	0	13	3	0
\$225,001 - \$300,000	16	24.62%	24.5	0	5	11	0
\$300,001 - \$375,000	7	10.77%	66.0	0	1	4	2
\$375,001 and up	7	10.77%	41.0	0	0	6	1
<b>Total Closed Units:</b>	<b>65</b>		<b>29.0</b>	<b>2</b>	<b>32</b>	<b>28</b>	<b>3</b>
<b>Total Closed Volume:</b>	<b>15,022,482</b>			<b>150.00K</b>	<b>5.78M</b>	<b>7.97M</b>	<b>1.12M</b>
<b>Median Closed Price:</b>	<b>\$217,300</b>			<b>\$75,000</b>	<b>\$185,500</b>	<b>\$284,420</b>	<b>\$344,000</b>

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®

## June 2016

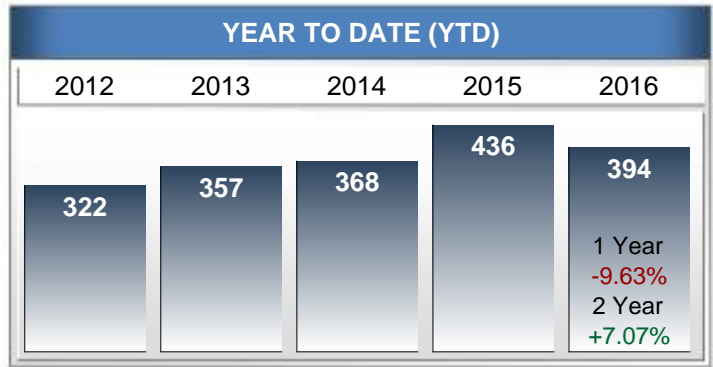
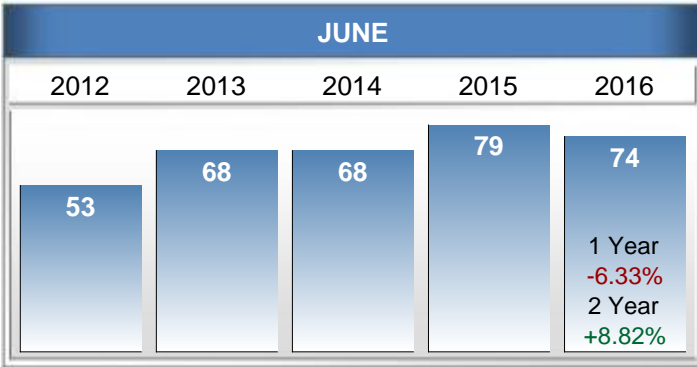
Pending Listings as of Jul 06, 2016



Report Produced on: Jul 07, 2016

### Pending Listings

Area Delimited by County Of Logan - Residential Property Type



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



<b>5yr JUN AVG = 68</b>	<b>3 MONTHS</b>										
<b>High</b> Apr 2016 = 90 <b>Low</b> Dec 2013 = 29 <i>Pending Listing</i> this month at <b>74</b> , above the 5 yr JUN average of <b>68</b>	<table border="1"> <tr> <td>A P R</td> <td>90</td> </tr> <tr> <td>M A Y</td> <td>71</td> </tr> <tr> <td>J U N</td> <td>74</td> </tr> <tr> <td colspan="2">-21.11%</td> </tr> <tr> <td colspan="2">4.23%</td> </tr> </table>	A P R	90	M A Y	71	J U N	74	-21.11%		4.23%	
A P R	90										
M A Y	71										
J U N	74										
-21.11%											
4.23%											

#### 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	6	8.11%	23.5	1	3	1	1
\$75,001 - \$100,000	9	12.16%	69.0	1	7	1	0
\$100,001 - \$150,000	12	16.22%	31.0	2	6	4	0
\$150,001 - \$225,000	17	22.97%	28.0	0	12	3	2
\$225,001 - \$275,000	10	13.51%	51.5	0	2	8	0
\$275,001 - \$325,000	12	16.22%	52.5	0	2	8	2
\$325,001 and up	8	10.81%	35.5	0	3	3	2
<b>Total Pending Units:</b>	<b>74</b>		<b>45.0</b>	<b>4</b>	<b>35</b>	<b>28</b>	<b>7</b>
<b>Total Pending Volume:</b>	<b>15,749,730</b>			<b>388.90K</b>	<b>6.06M</b>	<b>7.23M</b>	<b>2.07M</b>
<b>Median Listing Price:</b>	<b>\$192,750</b>			<b>\$103,700</b>	<b>\$155,000</b>	<b>\$264,950</b>	<b>\$284,900</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

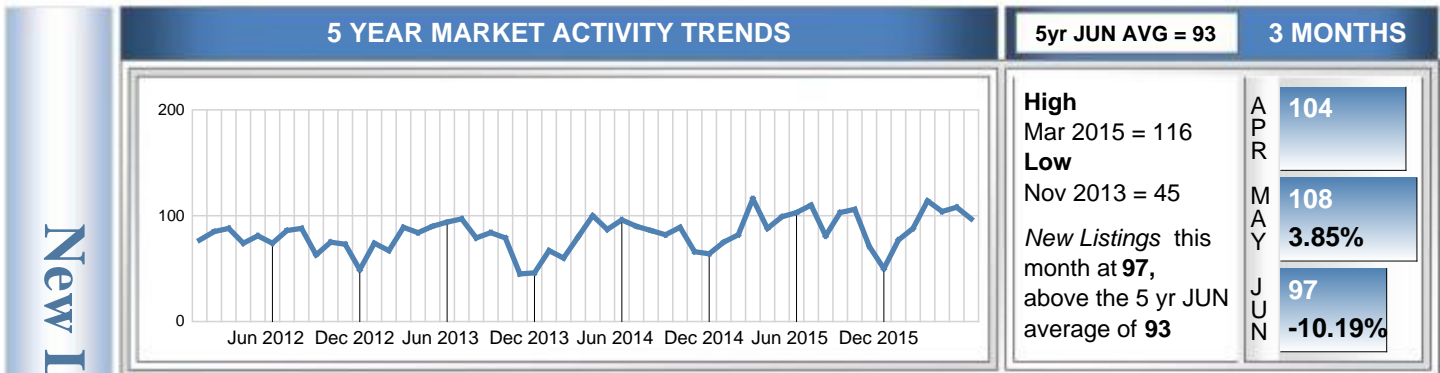
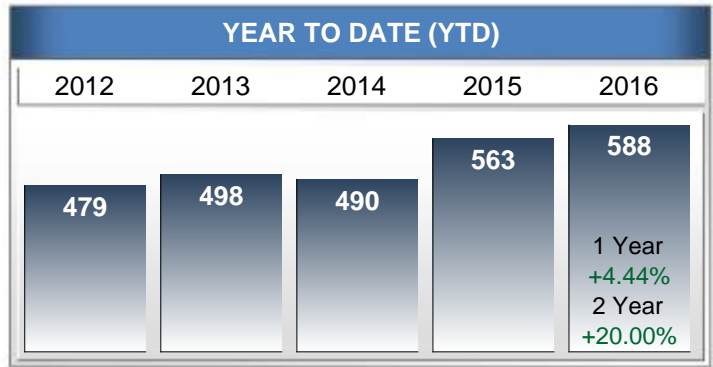
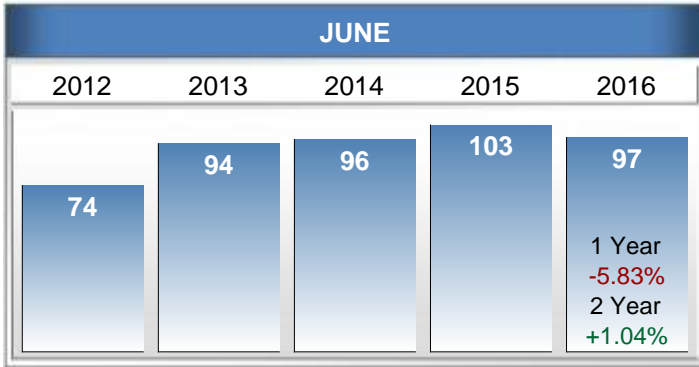
New Listings as of Jul 06, 2016



### New Listings

Report Produced on: Jul 07, 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	7	7.22%	2	5	0	0
\$75,001 - \$125,000	10	10.31%	3	7	0	0
\$125,001 - \$175,000	15	15.46%	1	11	3	0
\$175,001 - \$275,000	28	28.87%	0	16	11	1
\$275,001 - \$325,000	11	11.34%	0	5	5	1
\$325,001 - \$425,000	15	15.46%	0	4	11	0
\$425,001 and up	11	11.34%	0	1	9	1
<b>Total New Listed Units:</b>	97		6	49	39	3
<b>Total New Listed Volume:</b>	24,959,417		537.50K	9.50M	12.75M	2.17M
<b>Median New Listed Listing Price:</b>	\$225,000		\$112,500	\$189,500	\$325,840	\$278,700

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



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

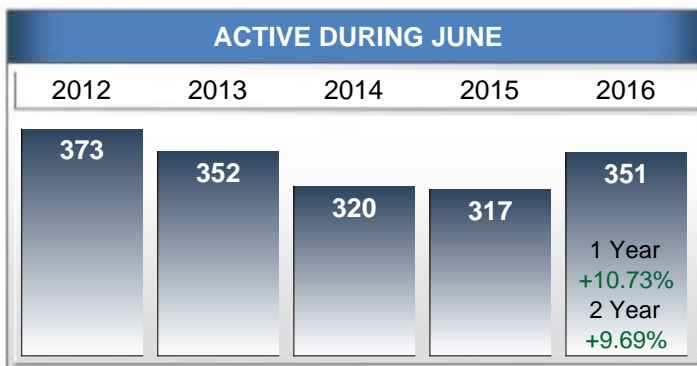
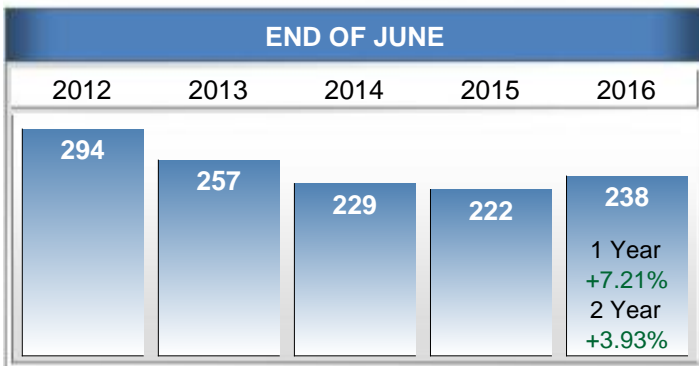
Active Inventory as of Jul 06, 2016



### Active Inventory

Report Produced on: Jul 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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



**5yr JUN AVG = 248**      **3 MONTHS**

**High**  
Feb 2012 = 327

**Low**  
Apr 2014 = 201

*Inventory* this month at **238**, below the 5 yr JUN average of **248**

A P R	258
M A Y	254
J U N	238
	-1.55%
	-6.30%

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$75,000 and less	25	10.50%	67.0	12	10	3	0	
\$75,001 - \$125,000	21	8.82%	69.0	7	13	1	0	
\$125,001 - \$175,000	29	12.18%	44.0	1	22	6	0	
\$175,001 - \$275,000	63	26.47%	45.0	1	35	25	2	
\$275,001 - \$325,000	38	15.97%	79.0	0	15	19	4	
\$325,001 - \$425,000	33	13.87%	34.0	0	9	22	2	
\$425,001 and up	29	12.18%	55.0	0	2	23	4	
Total Active Inventory by Units:				21	106	99	12	
Total Active Inventory by Volume:				64,685,761	1.65M	21.55M	35.90M	5.59M
Median Active Inventory Listing Price:				\$241,750	\$63,000	\$197,700	\$316,000	\$321,600



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

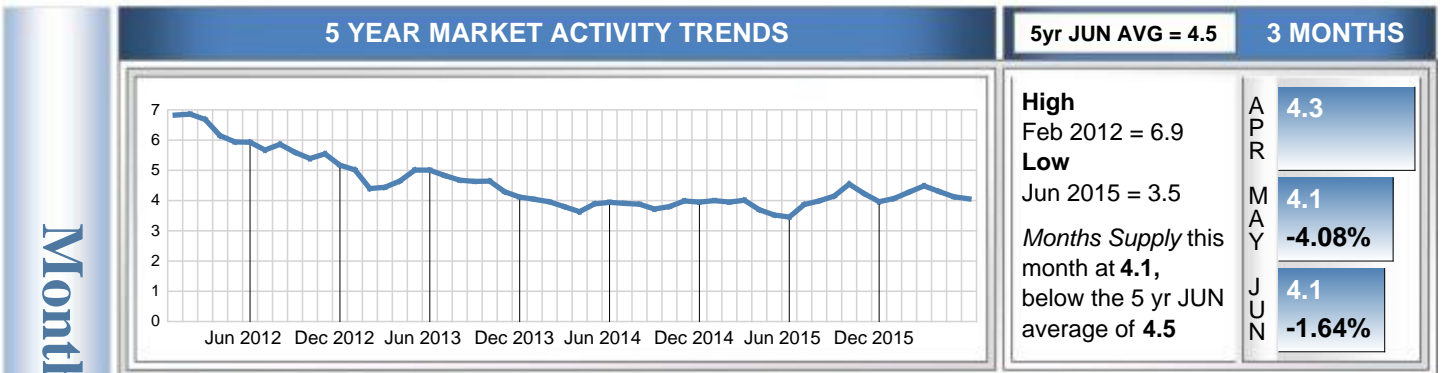
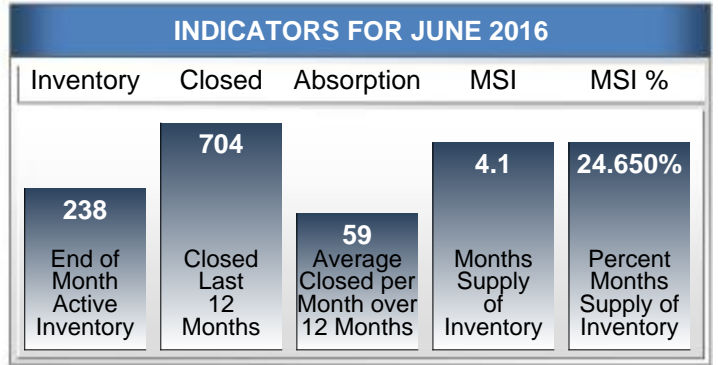
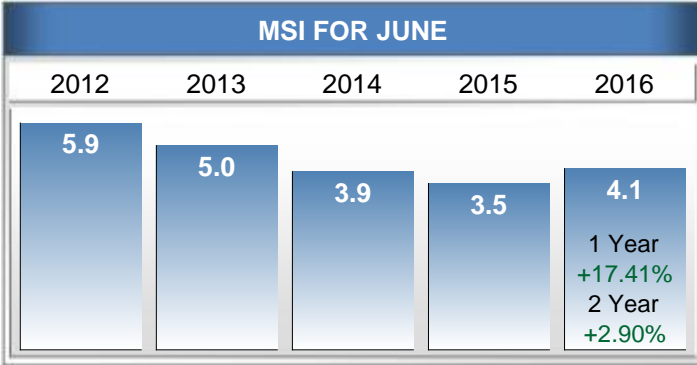
Active Inventory as of Jul 06, 2016



### Months Supply of Inventory

Report Produced on: Jul 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Months Supply

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

#### 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	25	10.50%	3.6	4.8	2.9	4.0	0.0
\$75,001 - \$125,000	21	8.82%	3.5	6.0	2.9	2.0	0.0
\$125,001 - \$175,000	29	12.18%	3.4	6.0	3.2	4.5	0.0
\$175,001 - \$275,000	63	26.47%	3.2	4.0	3.2	3.2	2.4
\$275,001 - \$325,000	38	15.97%	5.3	0.0	8.2	4.0	6.9
\$325,001 - \$425,000	33	13.87%	5.1	0.0	6.4	5.0	3.4
\$425,001 and up	29	12.18%	7.9	0.0	8.0	7.9	8.0
MSI:			4.1	5.1	3.6	4.4	4.1
Total Active Inventory:			238	21	106	99	12



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

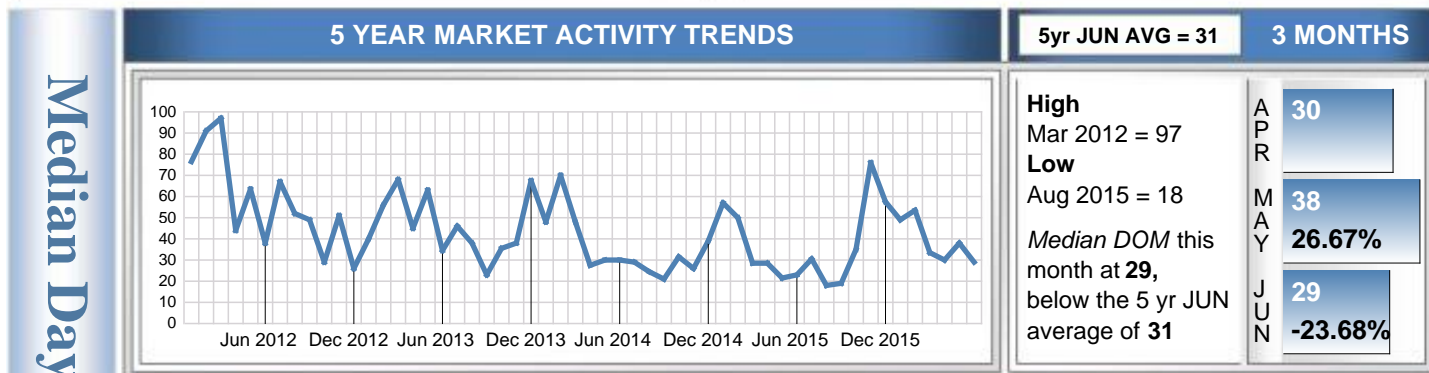
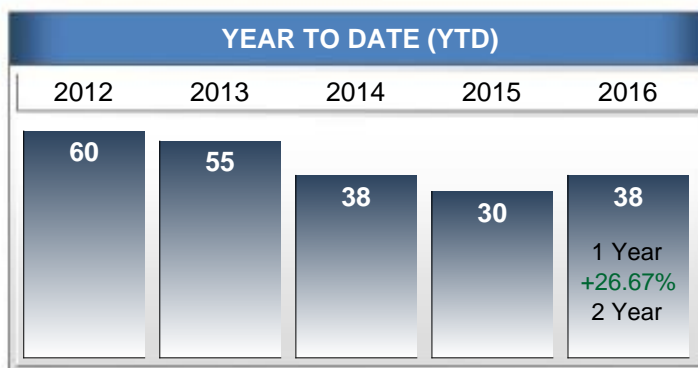
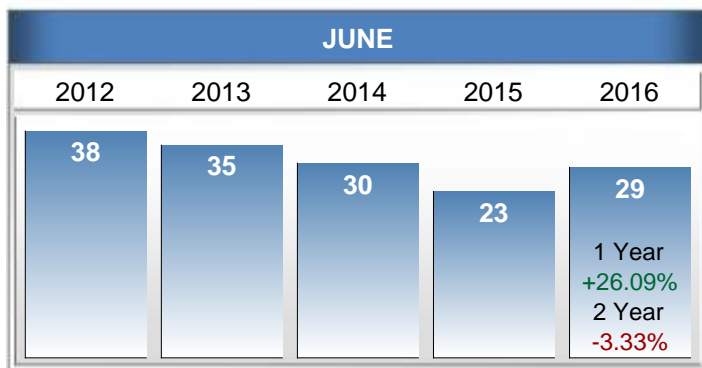
Closed Sales as of Jul 06, 2016



### Median Days on Market to Sale

Report Produced on: Jul 07, 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+
\$75,000 and less	3			4.62%	120.0	120.0	73.5	0.0	0.0
\$75,001 - \$150,000	7			10.77%	25.0	25.0	24.5	25.0	0.0
\$150,001 - \$175,000	9			13.85%	43.0	0.0	29.0	119.5	0.0
\$175,001 - \$225,000	16			24.62%	19.5	0.0	15.0	42.0	0.0
\$225,001 - \$300,000	16			24.62%	24.5	0.0	24.0	29.0	0.0
\$300,001 - \$375,000	7			10.77%	66.0	0.0	66.0	63.5	144.5
\$375,001 and up	7			10.77%	41.0	0.0	0.0	34.5	61.0
Median Closed DOM:					29.0	72.5	23.5	41.5	61.0
Total Closed Units:					65	2	32	28	3
Total Closed Volume:					15,022,482	150.00K	5.78M	7.97M	1.12M



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

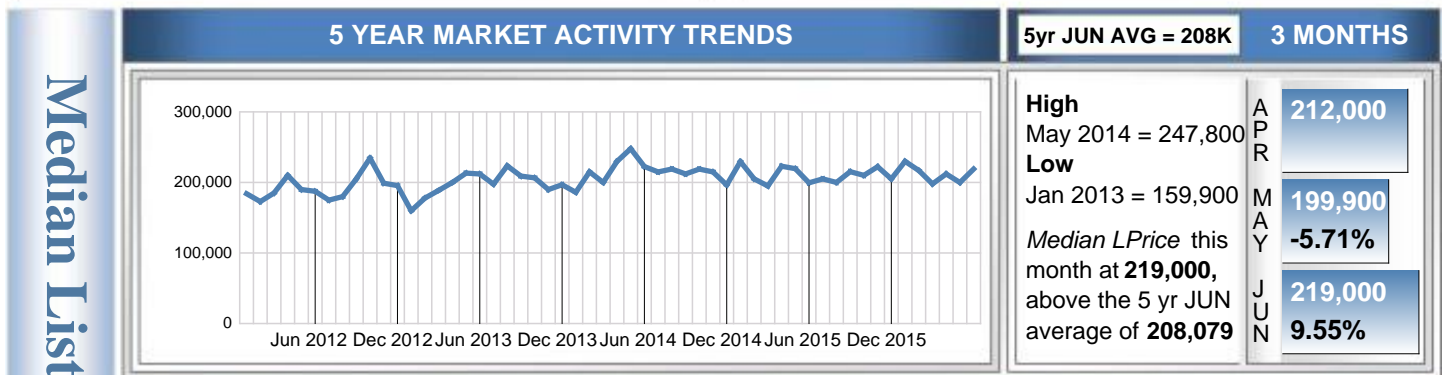
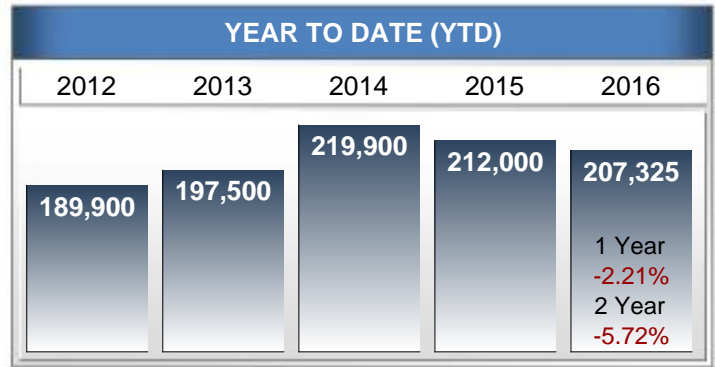
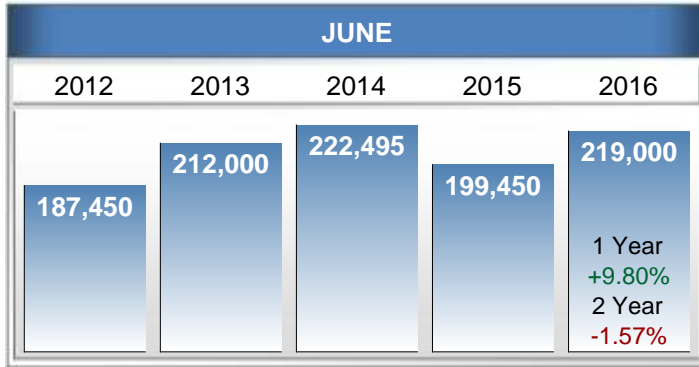
Closed Sales as of Jul 06, 2016



### Median List Price at Closing

Report Produced on: Jul 07, 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+
\$75,000 and less	3		4.62%	63,000	71,900	49,950	0	0
\$75,001 - \$150,000	7		10.77%	94,500	87,500	90,200	108,700	0
\$150,001 - \$175,000	7		10.77%	159,900	0	157,400	174,900	0
\$175,001 - \$225,000	17		26.15%	189,900	0	189,900	188,250	0
\$225,001 - \$300,000	18		27.69%	279,000	0	240,000	282,840	0
\$300,001 - \$375,000	6		9.23%	337,450	0	329,450	339,950	337,450
\$375,001 and up	7		10.77%	431,040	0	0	430,368	472,000
Median List Price:	\$219,000				\$79,700	\$186,000	\$286,420	\$349,900
Total Closed Units:	65				2	32	28	3
Total List Volume:	15,196,915				159.40K	5.88M	8.01M	1.15M





# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

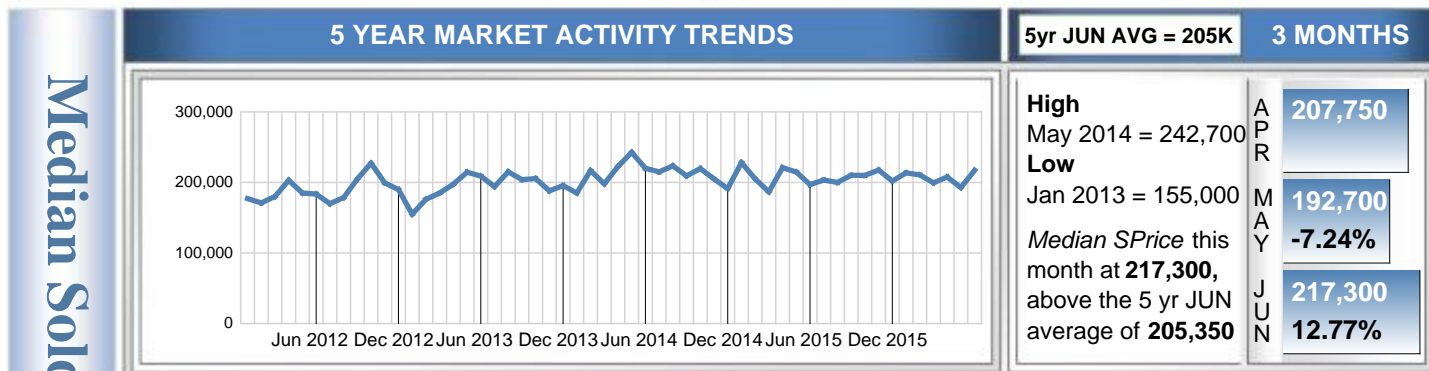
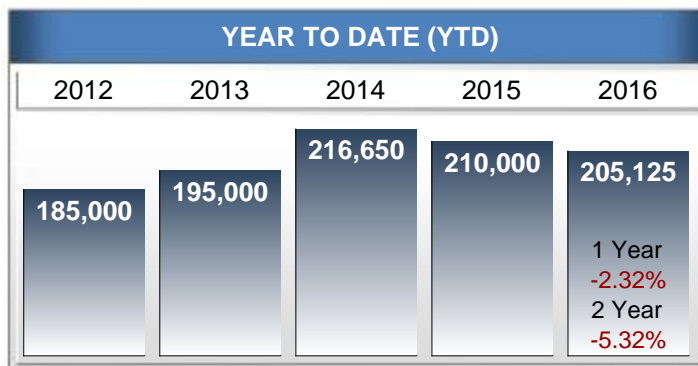
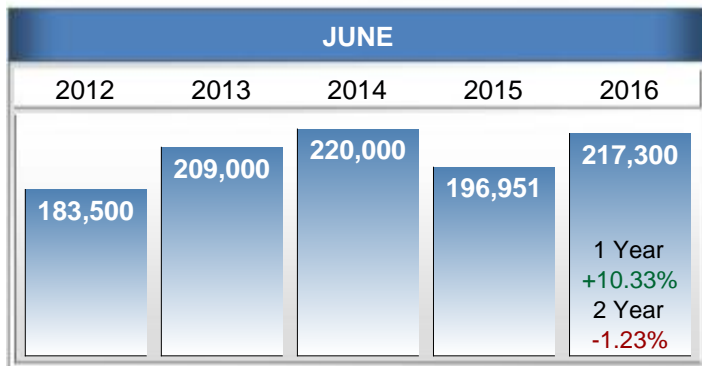
Closed Sales as of Jul 06, 2016



### Median Sold Price at Closing

Report Produced on: Jul 07, 2016

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+
\$75,000 and less	3		4.62%	45,000	67,500	41,025	0	0
\$75,001 - \$150,000	7		10.77%	90,000	82,500	87,950	109,750	0
\$150,001 - \$175,000	9		13.85%	169,500	0	162,000	170,500	0
\$175,001 - \$225,000	16		24.62%	190,000	0	190,000	190,000	0
\$225,001 - \$300,000	16		24.62%	270,250	0	270,000	279,000	0
\$300,001 - \$375,000	7		10.77%	323,000	0	331,000	319,500	329,500
\$375,001 and up	7		10.77%	429,000	0	0	427,000	463,000
Median Closed Price:	\$217,300				\$75,000	\$185,500	\$284,420	\$344,000
Total Closed Units:	65				2	32	28	3
Total Closed Volume:	15,022,482				150.00K	5.78M	7.97M	1.12M



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

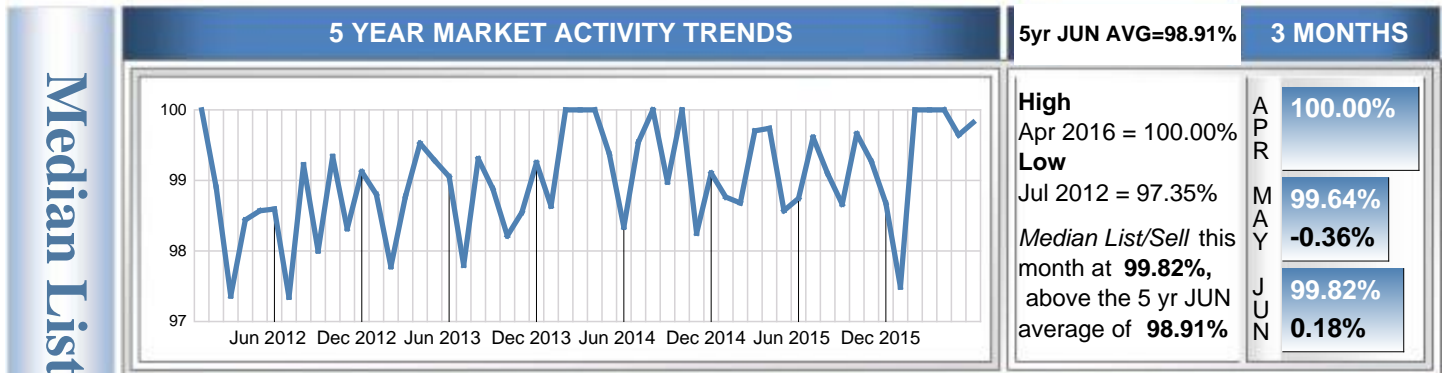
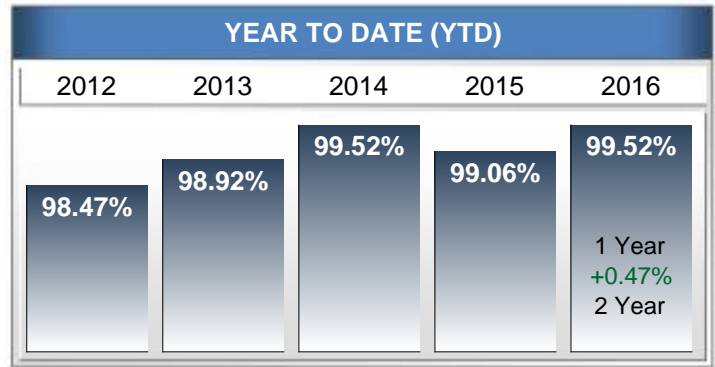
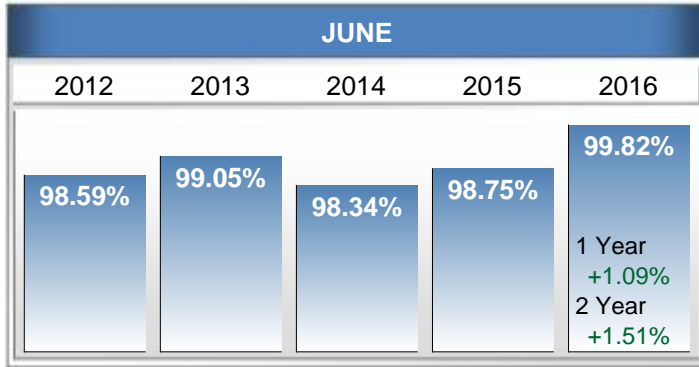
Closed Sales as of Jul 06, 2016



### Median Percent of List Price to Selling Price

Report Produced on: Jul 07, 2016

Area Delimited by County Of Logan - 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+
\$75,000 and less	3	4.62%	93.88%	93.88%	85.92%	0.00%	0.00%
\$75,001 - \$150,000	7	10.77%	99.62%	94.29%	97.96%	100.92%	0.00%
\$150,001 - \$175,000	9	13.85%	100.00%	0.00%	100.00%	96.14%	0.00%
\$175,001 - \$225,000	16	24.62%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$300,000	16	24.62%	98.14%	0.00%	96.92%	99.82%	0.00%
\$300,001 - \$375,000	7	10.77%	99.42%	0.00%	93.27%	102.00%	97.62%
\$375,001 and up	7	10.77%	98.79%	0.00%	0.00%	99.31%	98.09%
Median List/Sell Ratio:	99.82%			94.08%	100.00%	99.83%	98.09%
Total Closed Units:	65			2	32	28	3
Total Closed Volume:	15,022,482			150.00K	5.78M	7.97M	1.12M

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



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## June 2016

Inventory as of Jul 06, 2016



### Market Summary

Report Produced on: Jul 07, 2016

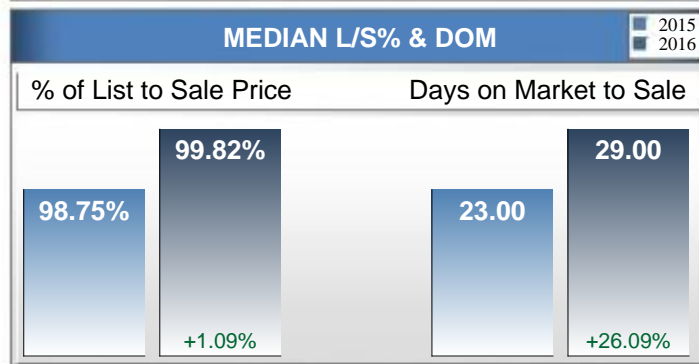
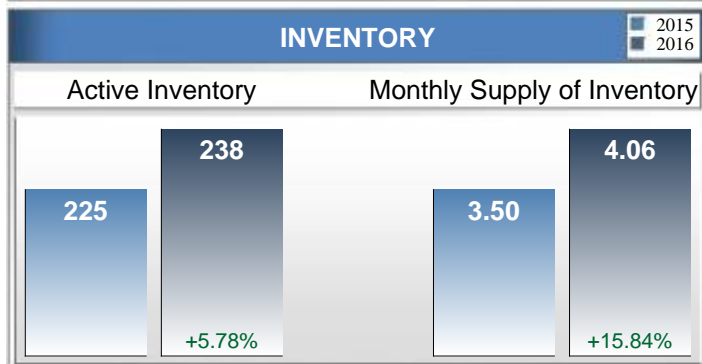
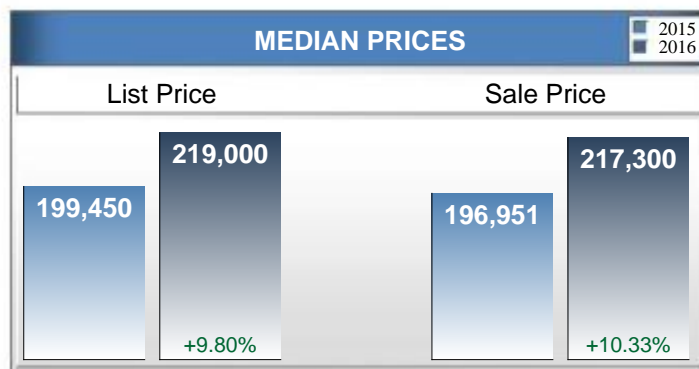
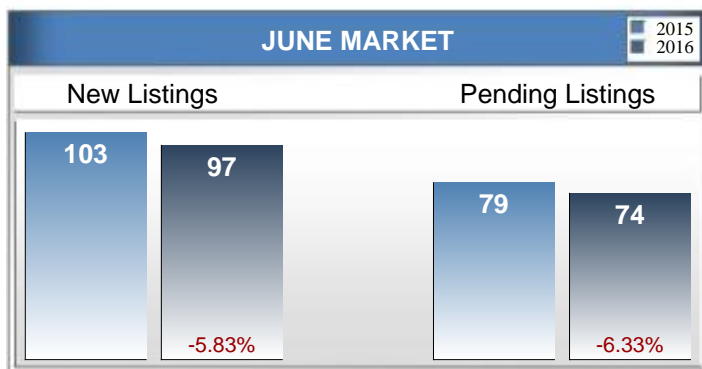
Area Delimited by County Of Logan - Residential Property Type



**Absorption:** Last 12 months, an Average of 59 Sales/Month

**Active Inventory** as of June 30, 2016 = 238

	JUNE			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	100	65	-35.00%	393	334	-15.01%
Pending Sales	79	74	-6.33%	436	394	-9.63%
New Listings	103	97	-5.83%	563	588	4.44%
Median List Price	199,450	219,000	9.80%	212,000	207,325	-2.21%
Median Sale Price	196,951	217,300	10.33%	210,000	205,125	-2.32%
Median Percent of List Price to Selling Price	98.75%	99.82%	1.09%	99.06%	99.52%	0.47%
Median Days on Market to Sale	23.00	29.00	26.09%	30.00	38.00	26.67%
Monthly Inventory	225	238	5.78%	225	238	5.78%
Months Supply of Inventory	3.50	4.06	15.84%	3.50	4.06	15.84%





# June 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

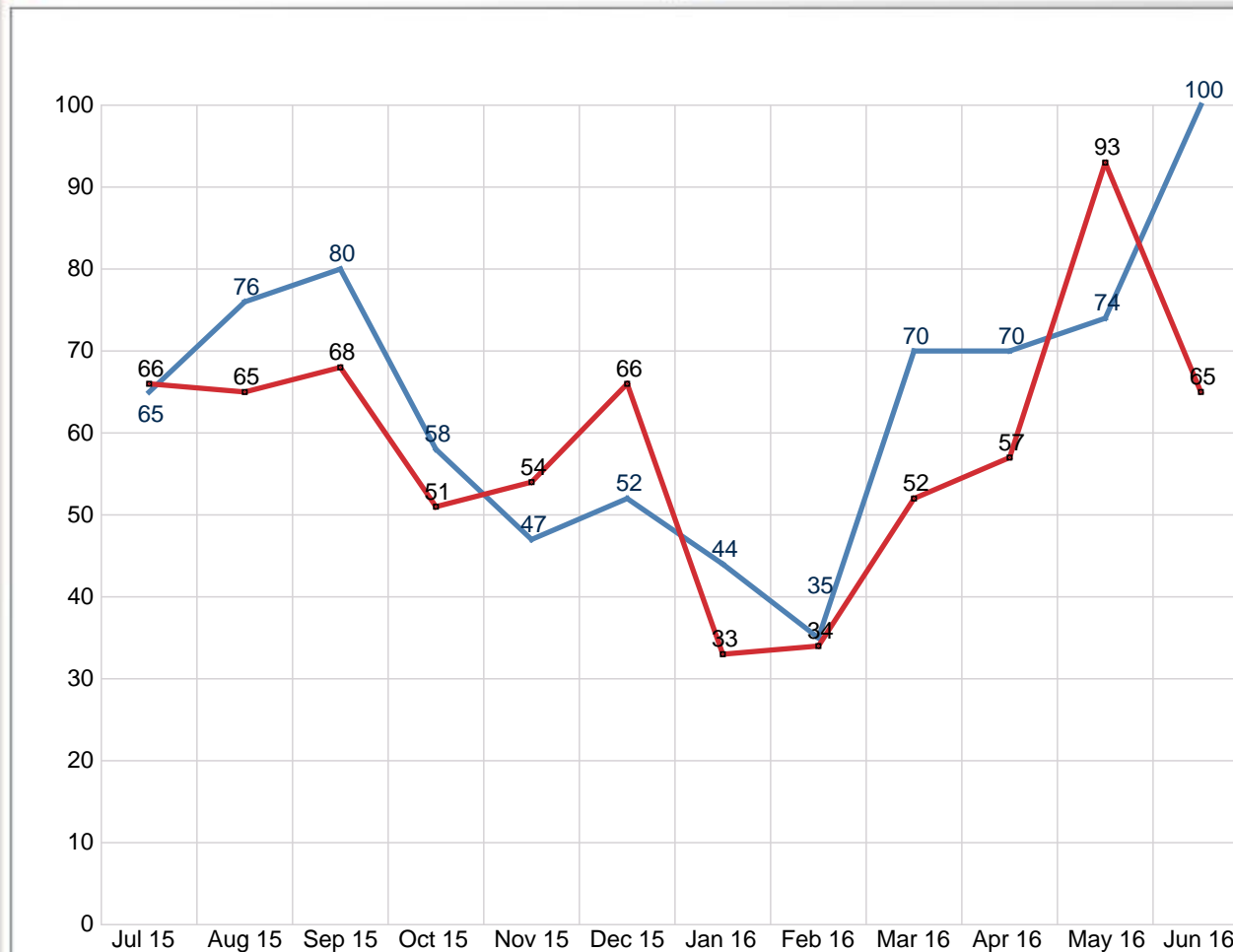
Report Produced on: Jul 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

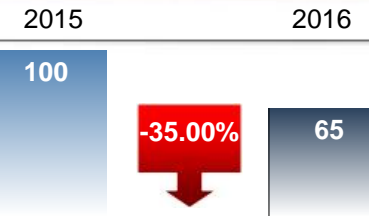
Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR®

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

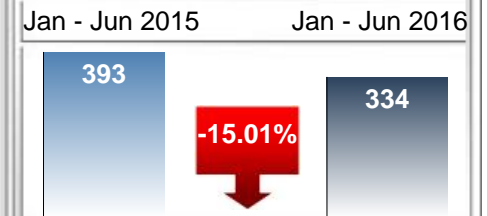


### Comparative Analysis

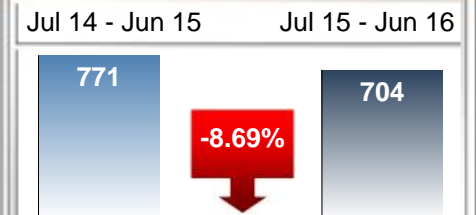
#### JUNE



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# June 2016

Area Delimited by County Of Logan - Residential Property Type



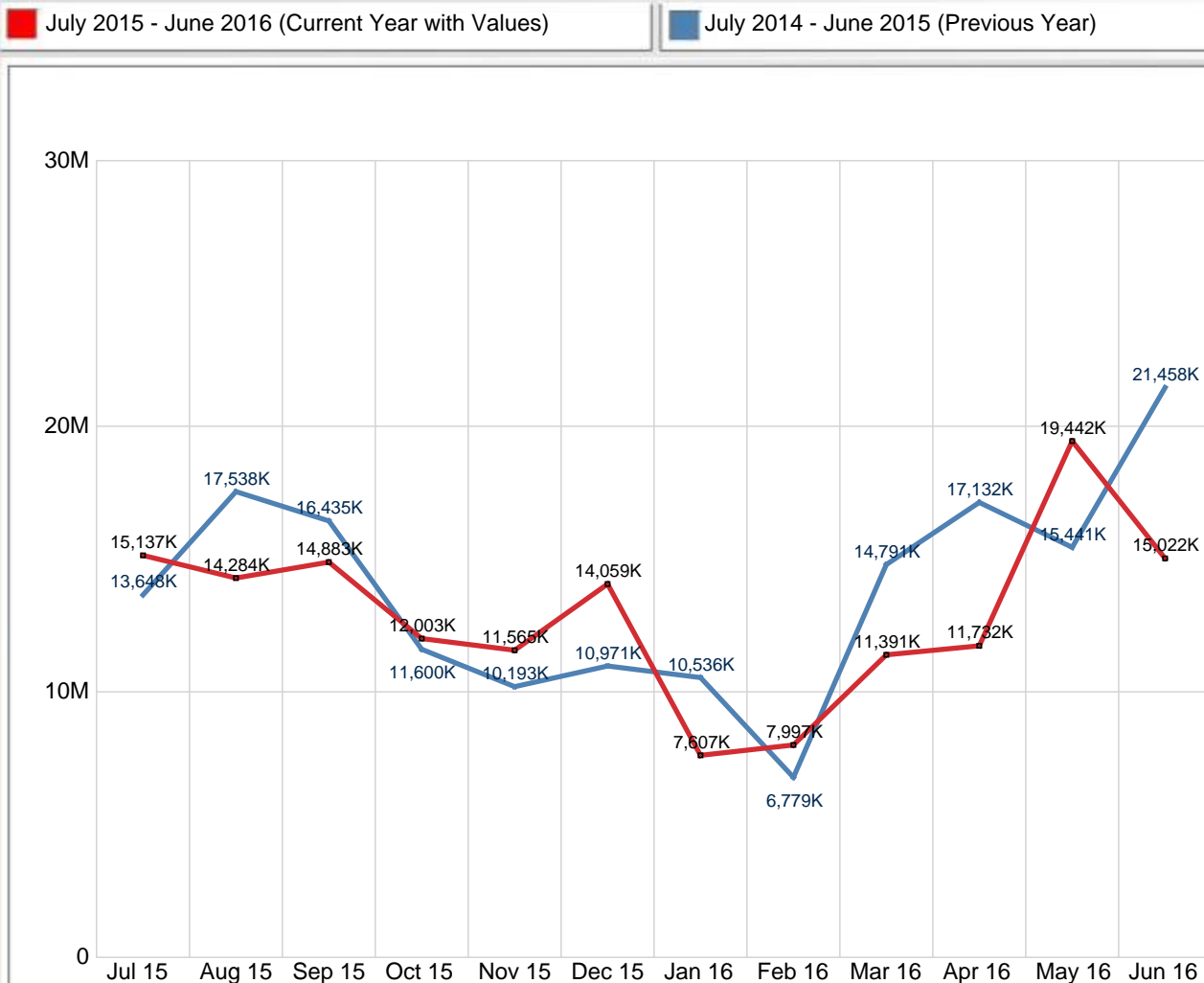
## Closed Sales by Volume

Report Produced on: Jul 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

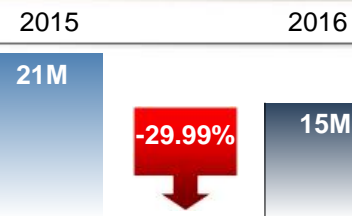
Market Trends

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

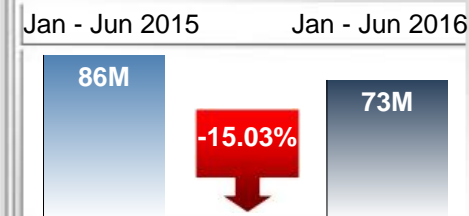


### Comparative Analysis

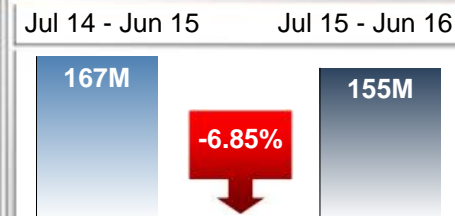
#### JUNE



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# June 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Days on Market

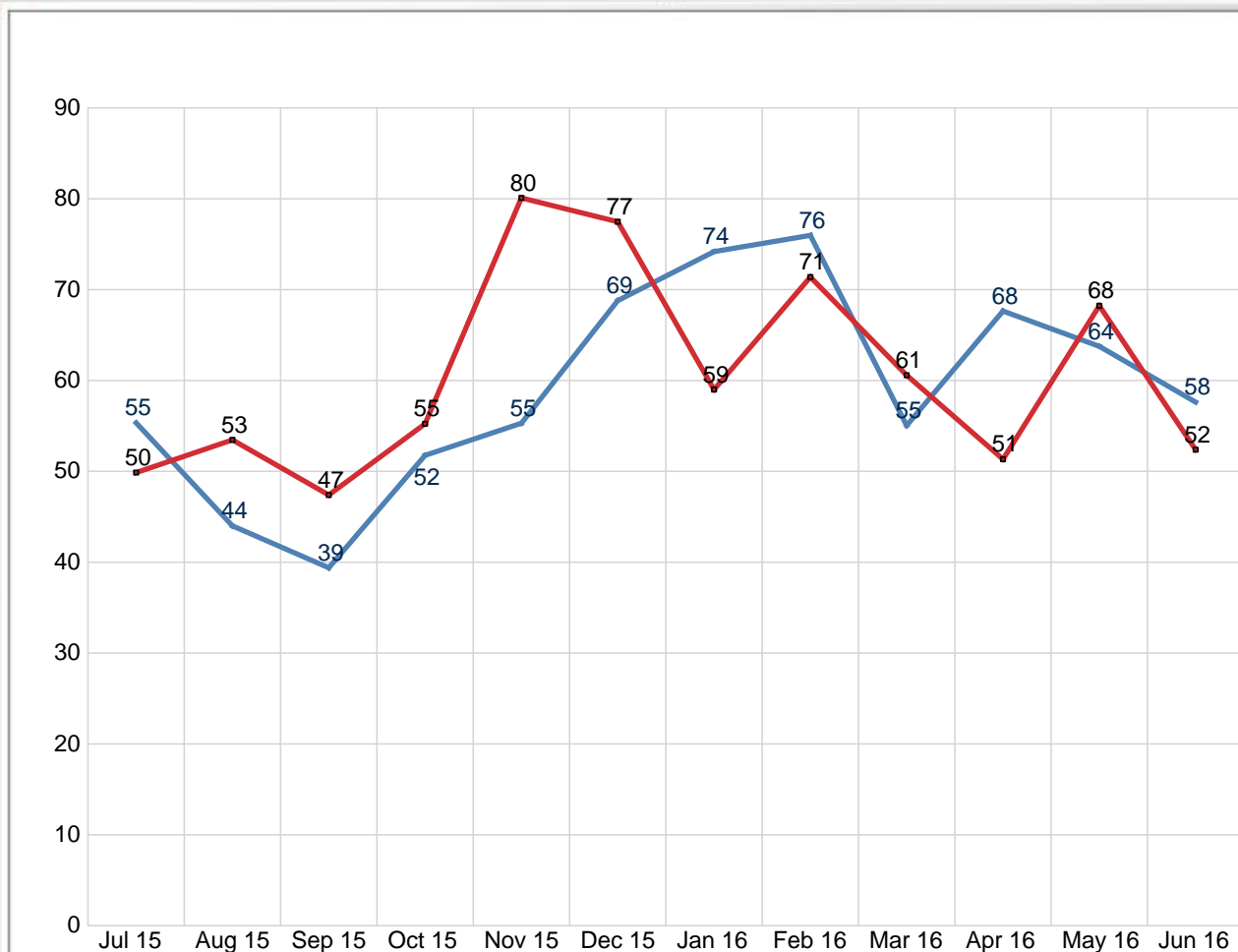
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jul 07, 2016

Market Trends

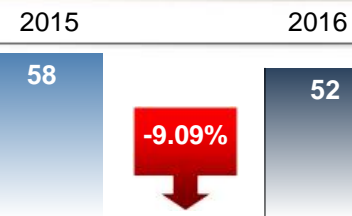
Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR®

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

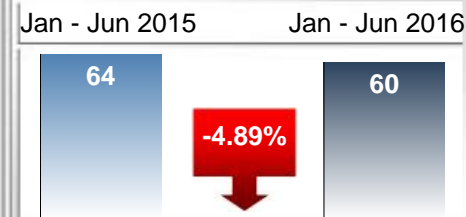


### Comparative Analysis

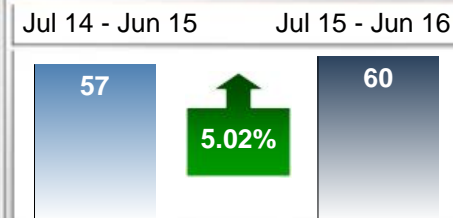
#### JUNE



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# June 2016

Area Delimited by County Of Logan - Residential Property Type



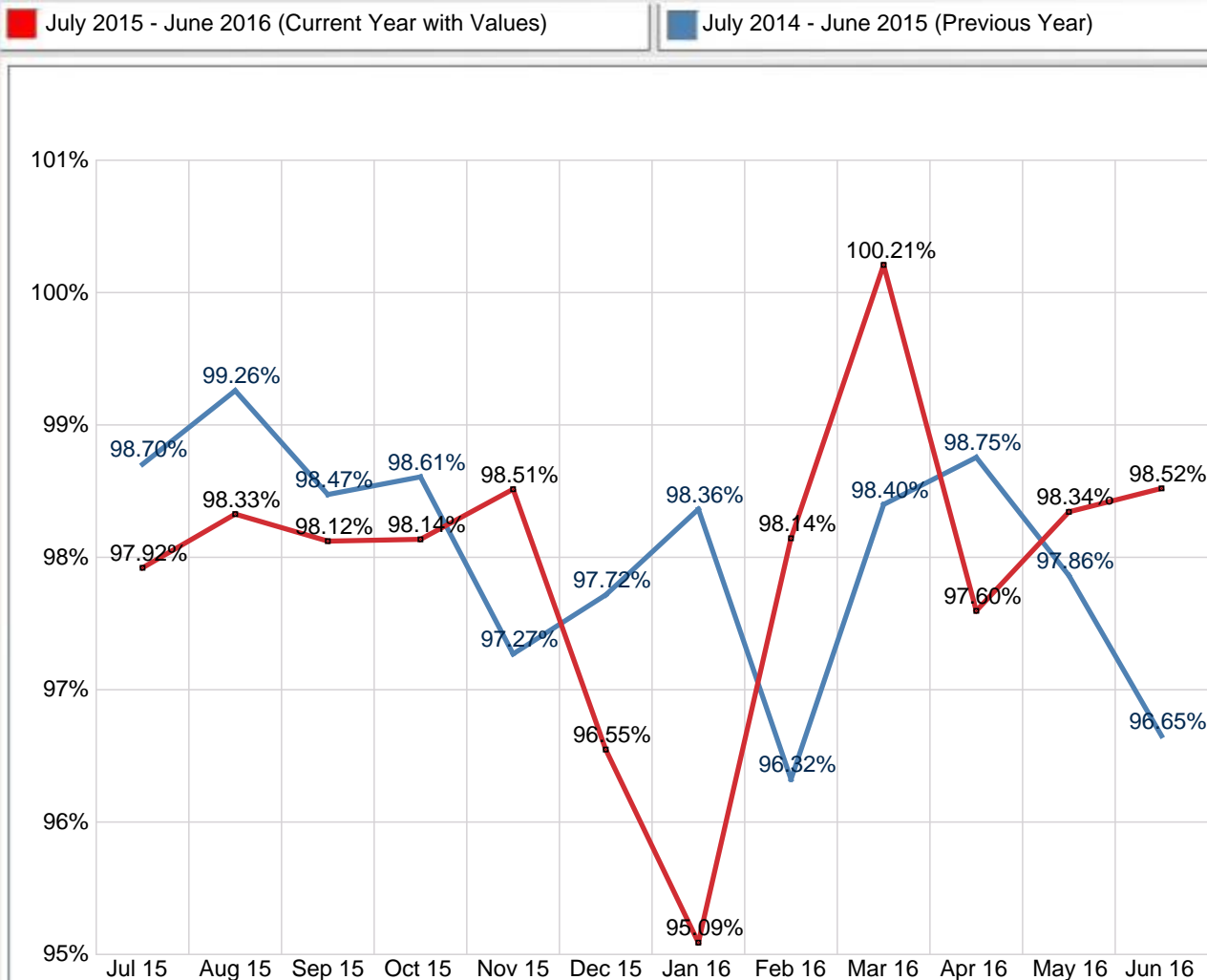
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Jul 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

JUNE		
2015		2016
96.65%	↑ 1.93%	98.52%

YEAR TO DATE (YTD)		
Jan - Jun 2015		Jan - Jun 2016
97.73%	↑ 0.48%	98.20%

12 MONTH COMPARATIVE		
Jul 14 - Jun 15		Jul 15 - Jun 16
98.08%	↓ -0.03%	98.04%



# June 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Sold Price

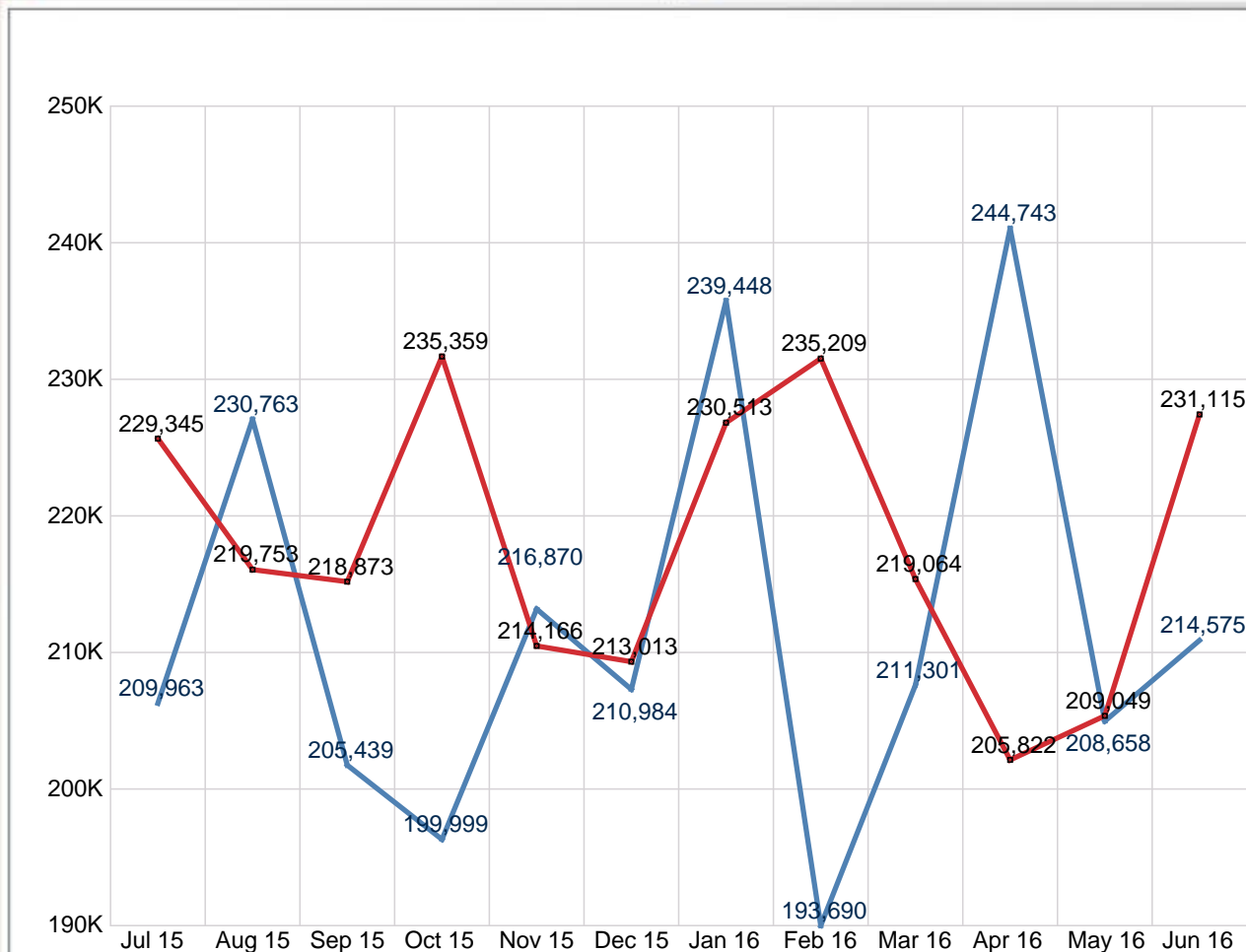
Report Produced on: Jul 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



### Comparative Analysis

#### JUNE

2015	2016
214,575	231,115
<div style="color: green; font-size: 2em;">↑</div> <b>7.71%</b>	

#### YEAR TO DATE (YTD)

Jan - Jun 2015	Jan - Jun 2016
219,176	219,136
<div style="color: red; font-size: 2em;">↓</div> <b>-0.02%</b>	

#### 12 MONTH COMPARATIVE

Jul 14 - Jun 15	Jul 15 - Jun 16
215,980	220,344
<div style="color: green; font-size: 2em;">↑</div> <b>2.02%</b>	