



June 2016

Area Delimited by Zipcode 73044 - Residential
Property Type

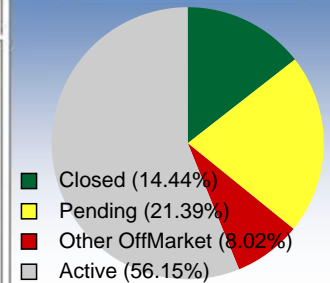


Absorption: Last 12 months, an Average of **28** Sales/Month

Active Inventory as of June 30, 2016 = **105**

	JUNE		
	2015	2016	+/- %
Closed Listings	44	27	-38.64%
Pending Listings	37	40	8.11%
New Listings	54	46	-14.81%
Median List Price	129,700	180,000	38.78%
Median Sale Price	124,500	180,000	44.58%
Median Percent of List Price to Selling Price	98.38%	100.00%	1.65%
Median Days on Market to Sale	20.00	43.00	115.00%
End of Month Inventory	115	105	-8.70%
Months Supply of Inventory	4.04	3.71	-8.16%

Market Activity



Monthly Inventory Analysis

Report Produced on: Jul 07, 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 June 2016 decreased **8.70%** to 105 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 **3.71** 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 **44.58%** in June 2016 to \$180,000 versus the previous year at \$124,500.

Median Days on Market Lengthens

The median number of **43.00** days that homes spent on the market before selling increased by 23.00 days or **115.00%** in June 2016 compared to last year's same month at **20.00** 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 46 New Listings in June 2016, down **14.81%** from last year at 54. Furthermore, there were 27 Closed Listings this month versus last year at 44, a **-38.64%** decrease.

Closed versus Listed trends yielded a **58.7%** ratio, down from last year's June 2016 at **81.5%**, a **27.96%** 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®

June 2016

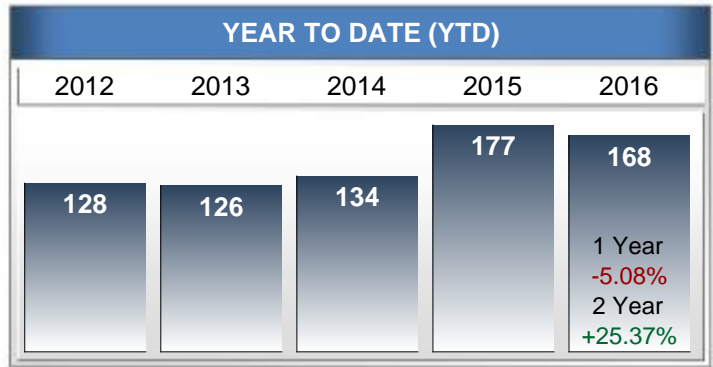
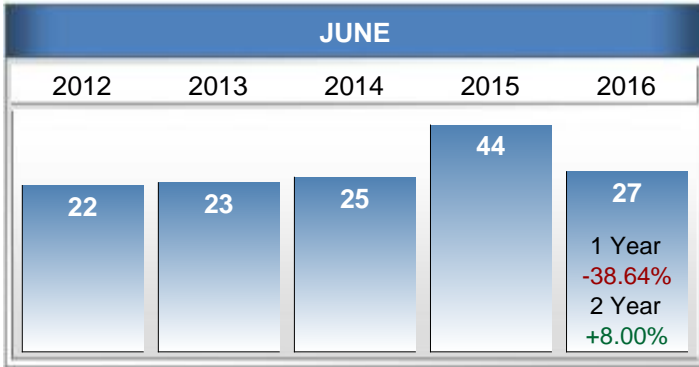
Closed Sales as of Jul 06, 2016



Closed Listings

Report Produced on: Jul 07, 2016

Area Delimited by Zipcode 73044 - 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	2	7.41%	73.5	0	2	0	0
\$50,001 - \$150,000	4	14.81%	17.5	1	2	1	0
\$150,001 - \$150,000	0	0.00%	17.5	0	0	0	0
\$150,001 - \$175,000	7	25.93%	73.0	0	6	1	0
\$175,001 - \$200,000	7	25.93%	22.0	0	5	2	0
\$200,001 - \$250,000	4	14.81%	29.5	0	3	1	0
\$250,001 and up	3	11.11%	50.0	0	1	2	0
Total Closed Units:	27		43.0	1	19	7	0.00B
Total Closed Volume:	4,716,950			67.50K	3.12M	1.53M	\$0
Median Closed Price:	\$180,000			\$67,500	\$175,000	\$200,000	



Monthly Inventory Analysis

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June 2016

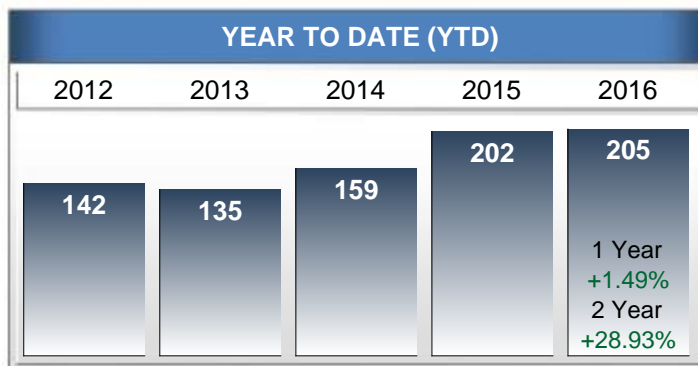
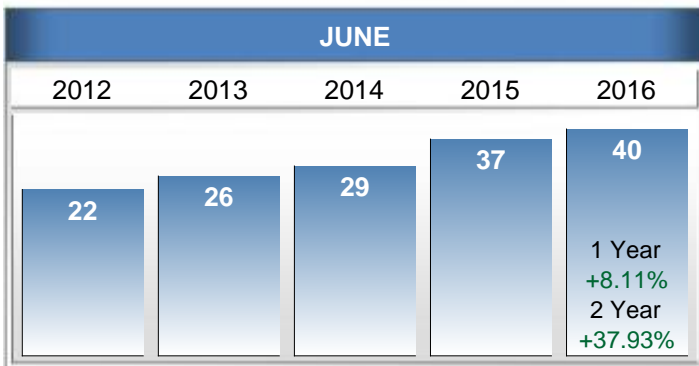
Pending Listings as of Jul 06, 2016



Pending Listings

Report Produced on: Jul 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings
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5yr JUN AVG = 31	3 MONTHS								
High Apr 2016 = 55 Low Dec 2013 = 9 <i>Pending Listing</i> this month at 40 , above the 5 yr JUN average of 31	<table border="1"> <tr> <td>A P R</td> <td>55</td> </tr> <tr> <td>M A Y</td> <td>33</td> </tr> <tr> <td>J U N</td> <td>40</td> </tr> <tr> <td colspan="2">-40.00%</td> </tr> </table>	A P R	55	M A Y	33	J U N	40	-40.00%	
A P R	55								
M A Y	33								
J U N	40								
-40.00%									

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$50,000 and less	3	7.50%	19.0	1	1	1	0	
\$50,001 - \$75,000	2	5.00%	92.5	0	1	0	1	
\$75,001 - \$125,000	9	22.50%	69.0	2	7	0	0	
\$125,001 - \$175,000	9	22.50%	18.0	1	4	4	0	
\$175,001 - \$225,000	8	20.00%	47.0	0	5	1	2	
\$225,001 - \$275,000	4	10.00%	47.5	0	2	2	0	
\$275,001 and up	5	12.50%	107.0	0	2	1	2	
Total Pending Units: 40 Total Pending Volume: 6,940,090 Median Listing Price: \$151,450				48.0	4	22	9	5
					388.90K	3.75M	1.63M	1.17M
					\$103,700	\$154,000	\$149,900	\$224,200



Monthly Inventory Analysis

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June 2016

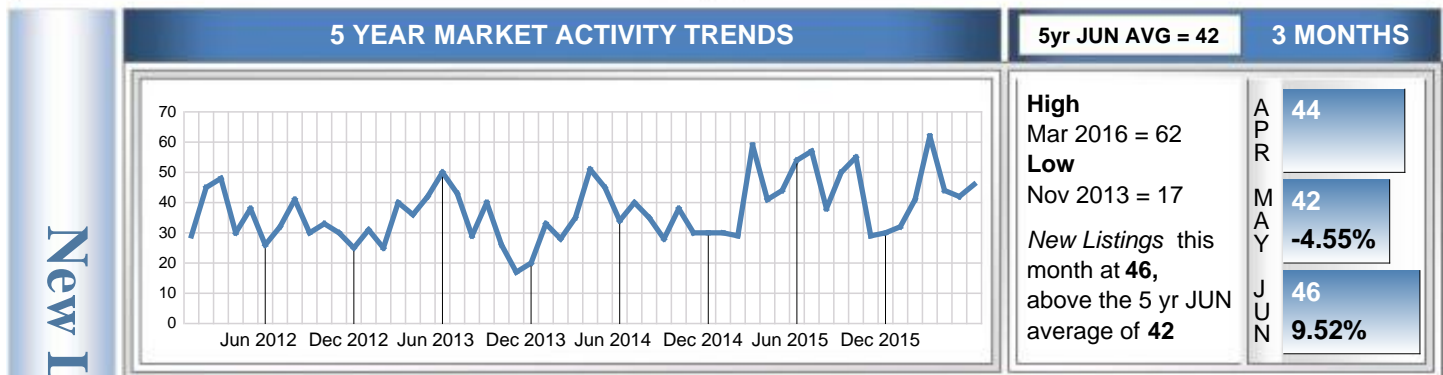
New Listings as of Jul 06, 2016



New Listings

Report Produced on: Jul 07, 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+
\$50,000 and less	3	6.52%	2	1	0	0	
\$50,001 - \$100,000	5	10.87%	0	5	0	0	
\$100,001 - \$150,000	9	19.57%	3	3	3	0	
\$150,001 - \$175,000	5	10.87%	0	5	0	0	
\$175,001 - \$225,000	13	28.26%	0	8	4	1	
\$225,001 - \$275,000	6	13.04%	0	4	2	0	
\$275,001 and up	5	10.87%	0	1	3	1	
Total New Listed Units:			46	5	27	12	2
Total New Listed Volume:			8,087,092	398.50K	4.45M	2.76M	473.20K
Median New Listed Listing Price:			\$178,450	\$110,000	\$170,000	\$208,750	\$236,600

New Listings

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



Monthly Inventory Analysis

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June 2016

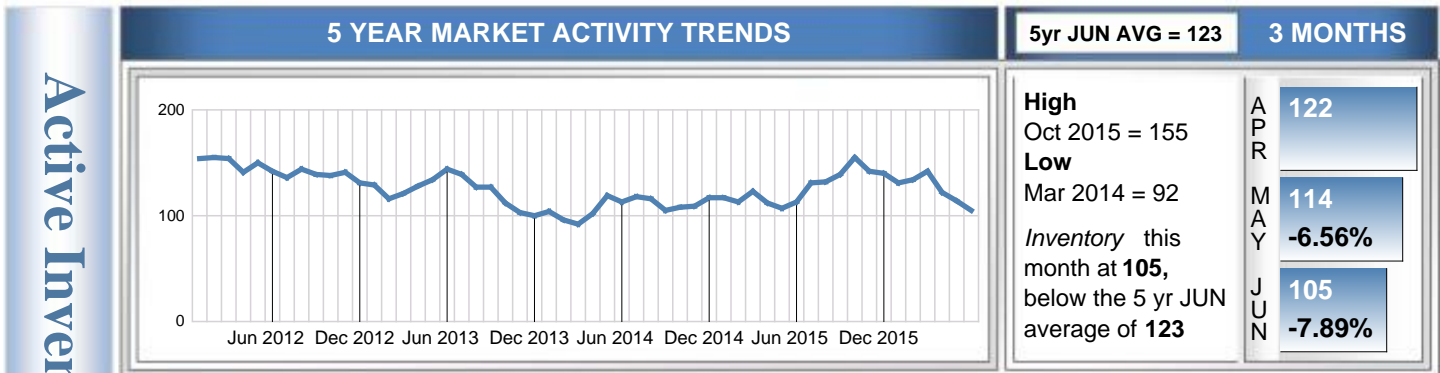
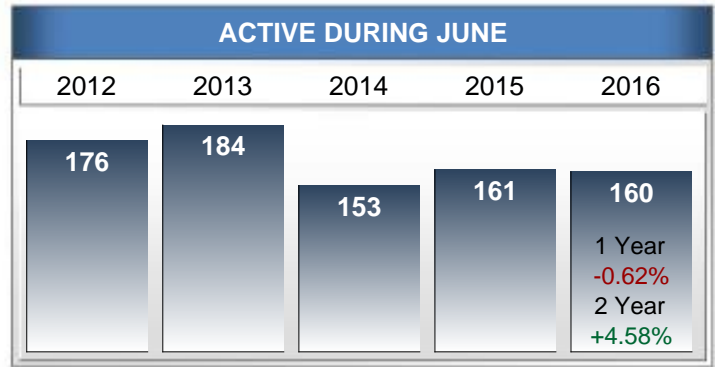
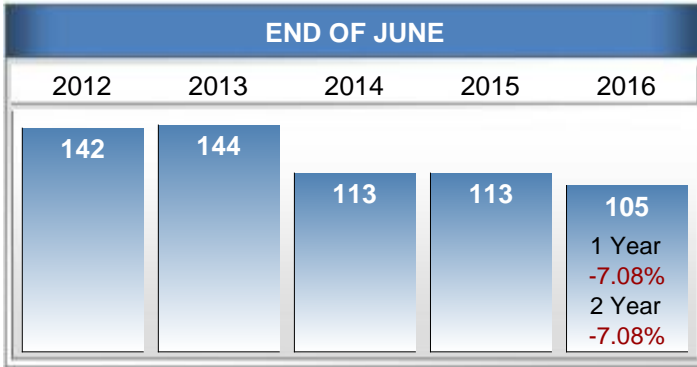
Active Inventory as of Jul 06, 2016



Active Inventory

Report Produced on: Jul 07, 2016

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	8	7.62%	69.5	5	2	1	0
\$50,001 - \$100,000	13	12.38%	93.0	4	9	0	0
\$100,001 - \$150,000	15	14.29%	29.0	3	8	4	0
\$150,001 - \$200,000	20	19.05%	31.5	0	14	5	1
\$200,001 - \$250,000	23	21.90%	44.0	0	17	5	1
\$250,001 - \$275,000	6	5.71%	32.5	0	3	3	0
\$275,001 and up	20	19.05%	77.0	0	4	10	6
Total Active Inventory by Units:				12	57	28	8
Total Active Inventory by Volume:				748.95K	10.14M	7.16M	2.71M
Median Active Inventory Listing Price:				\$53,900	\$189,500	\$233,200	\$283,000



Monthly Inventory Analysis

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June 2016

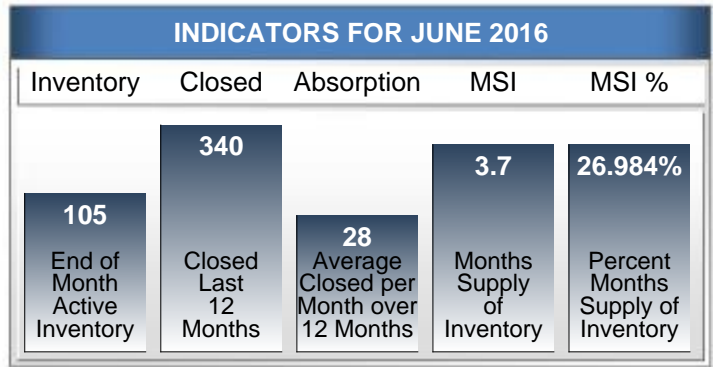
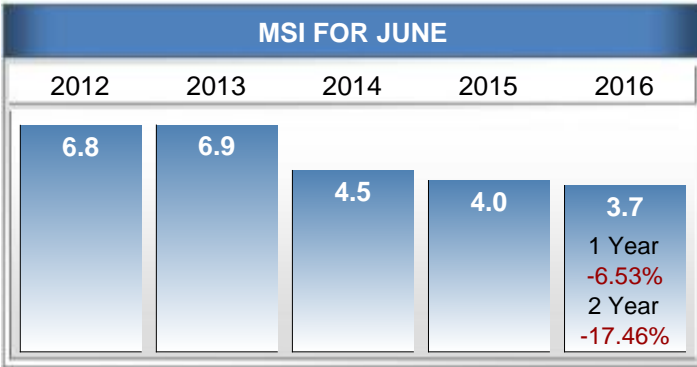
Active Inventory as of Jul 06, 2016



Months Supply of Inventory

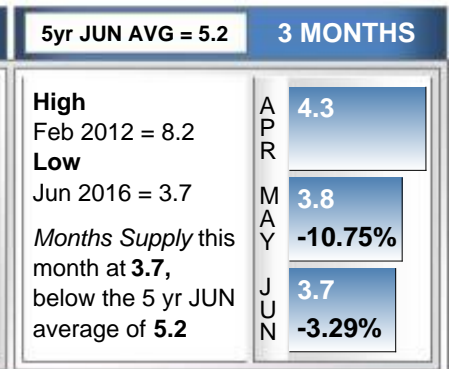
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Area Delimited by Zipcode 73044 - Residential Property Type



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+
\$50,000 and less	8		7.62%	3.0	4.0	1.8	4.0	0.0
\$50,001 - \$100,000	13		12.38%	3.3	2.8	4.0	0.0	0.0
\$100,001 - \$150,000	15		14.29%	3.3	9.0	2.1	12.0	0.0
\$150,001 - \$200,000	20		19.05%	2.4	0.0	2.3	2.4	12.0
\$200,001 - \$250,000	23		21.90%	3.9	0.0	4.7	2.4	12.0
\$250,001 - \$275,000	6		5.71%	4.2	0.0	6.0	6.0	0.0
\$275,001 and up	20		19.05%	10.9	0.0	4.8	17.1	14.4
MSI:		3.7			3.9	3.2	4.7	6.4
Total Active Inventory:		105			12	57	28	8



Monthly Inventory Analysis

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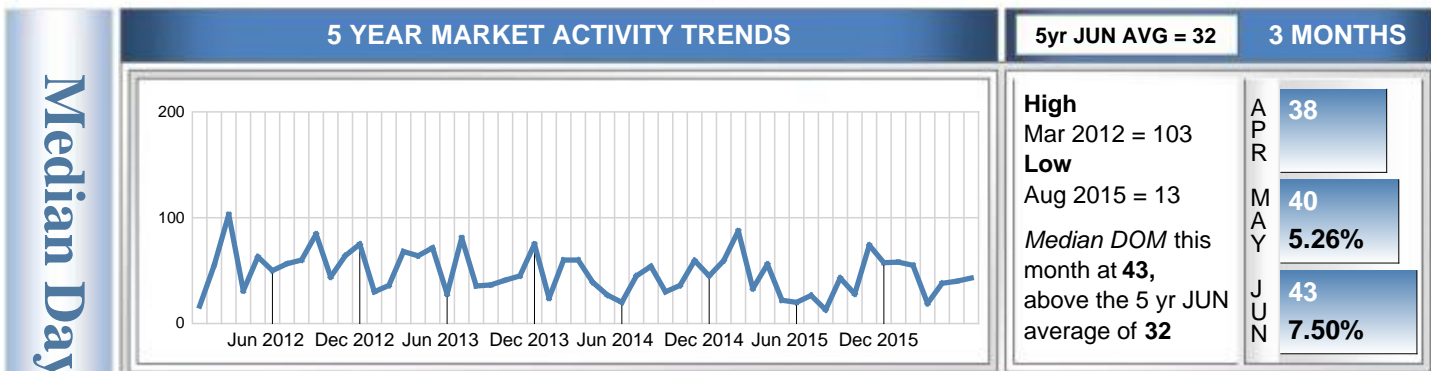
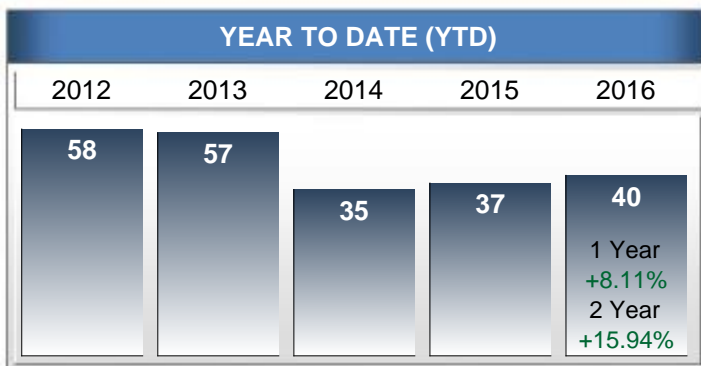
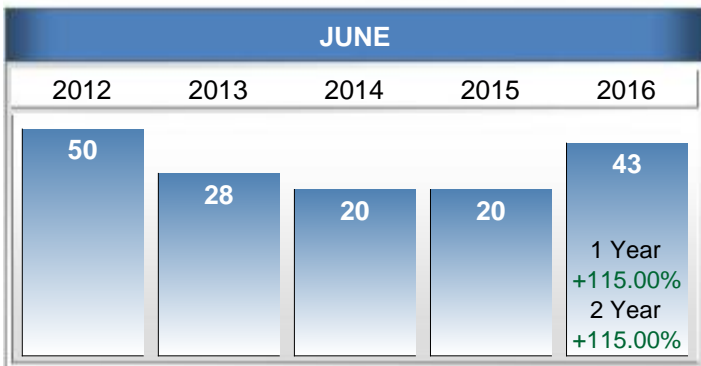
Closed Sales as of Jul 06, 2016



Median Days on Market to Sale

Report Produced on: Jul 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



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+
\$50,000 and less	2			7.41%	73.5	0.0	73.5	0.0	0.0
\$50,001 - \$150,000	4			14.81%	17.5	120.0	17.5	5.0	0.0
\$150,001 - \$150,000	0			0.00%	17.5	0.0	0.0	0.0	0.0
\$150,001 - \$175,000	7			25.93%	73.0	0.0	73.0	43.0	0.0
\$175,001 - \$200,000	7			25.93%	22.0	0.0	22.0	38.5	0.0
\$200,001 - \$250,000	4			14.81%	29.5	0.0	15.0	145.0	0.0
\$250,001 and up	3			11.11%	50.0	0.0	25.0	55.5	0.0
Median Closed DOM:	43.0					120.0	26.0	50.0	0.0
Total Closed Units:	27					1	19	7	0.0
Total Closed Volume:	4,716,950					67.50K	3.12M	1.53M	0.00B



Monthly Inventory Analysis

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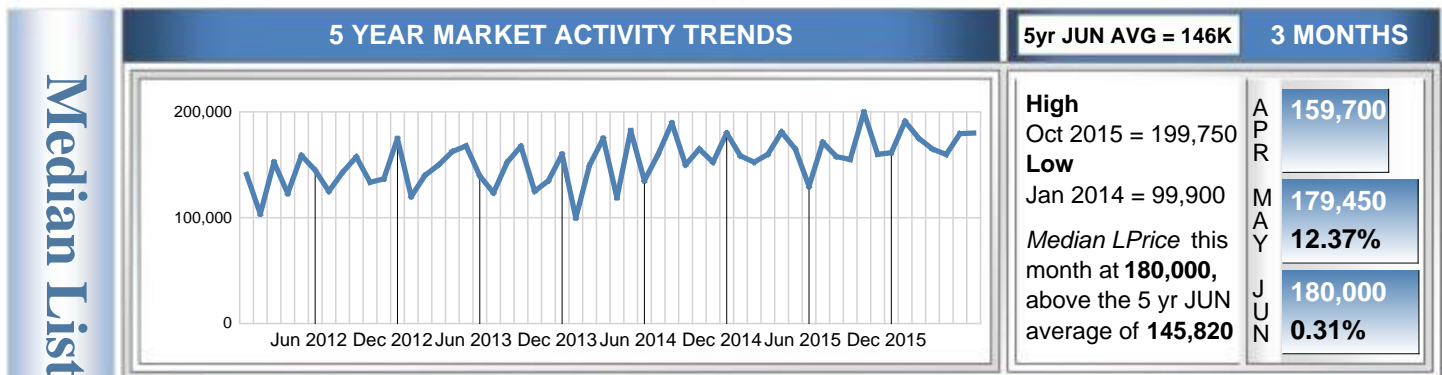
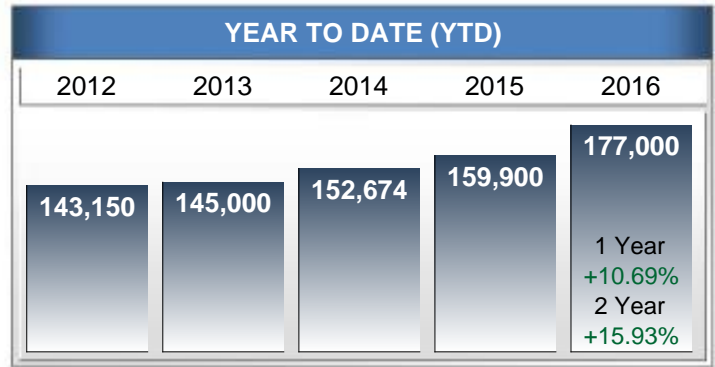
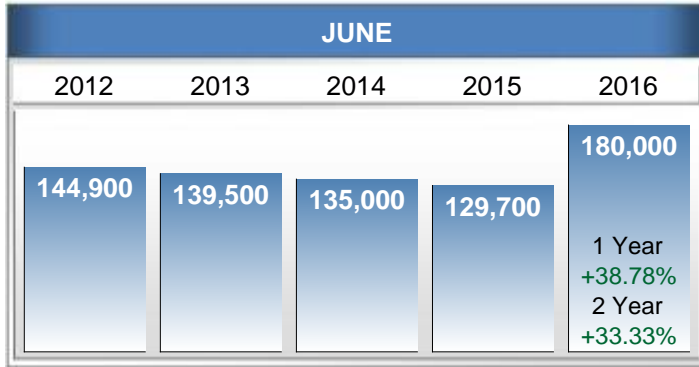
Closed Sales as of Jul 06, 2016



Median List Price at Closing

Report Produced on: Jul 07, 2016

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+
\$50,000 and less	1		3.70%	36,900	0	36,900	0	0
\$50,001 - \$150,000	5		18.52%	85,900	71,900	85,900	112,500	0
\$150,001 - \$150,000	0		0.00%	85,900	0	0	0	0
\$150,001 - \$175,000	6		22.22%	157,400	0	157,400	0	0
\$175,001 - \$200,000	8		29.63%	188,700	0	187,500	194,500	0
\$200,001 - \$250,000	4		14.81%	232,450	0	225,000	249,800	0
\$250,001 and up	3		11.11%	290,000	0	279,900	294,950	0
Median List Price:		\$180,000			\$71,900	\$175,000	\$198,900	\$0
Total Closed Units:		27			1	19	7	
Total List Volume:		4,761,600			71.90K	3.16M	1.53M	0.00B



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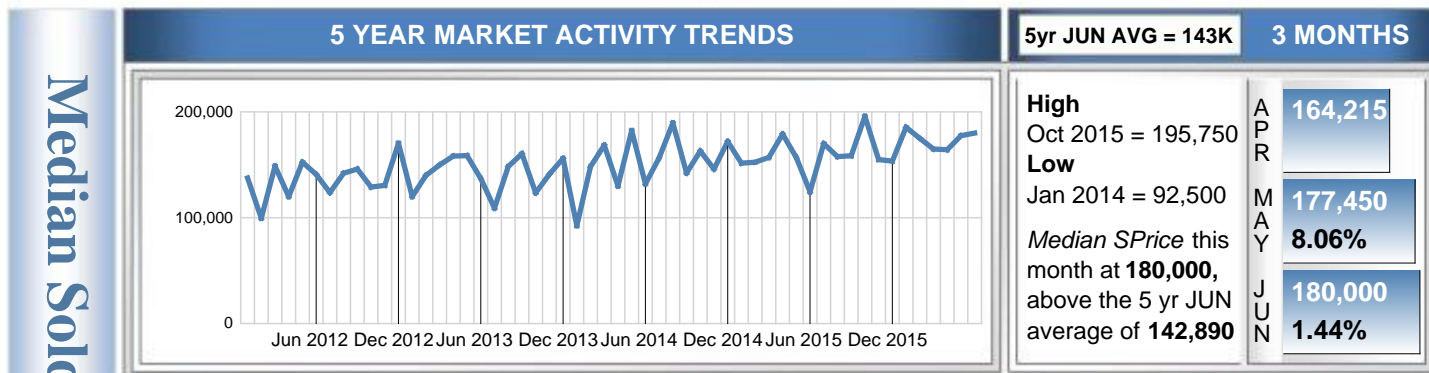
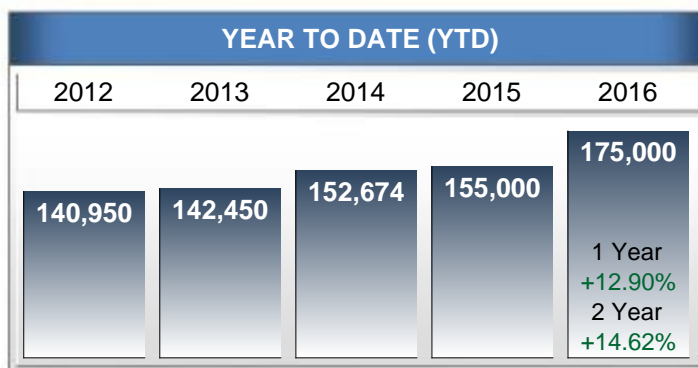
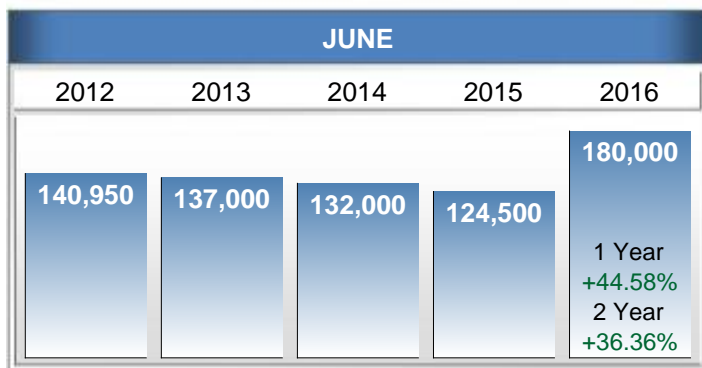
Closed Sales as of Jul 06, 2016



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+
\$50,000 and less	2		7.41%	41,025	0	41,025	0	0
\$50,001 - \$150,000	4		14.81%	100,450	67,500	100,450	115,000	0
\$150,001 - \$150,000	0		0.00%	100,450	0	0	0	0
\$150,001 - \$175,000	7		25.93%	162,000	0	158,450	169,500	0
\$175,001 - \$200,000	7		25.93%	190,000	0	187,500	195,000	0
\$200,001 - \$250,000	4		14.81%	228,750	0	225,000	242,000	0
\$250,001 and up	3		11.11%	295,000	0	270,500	305,500	0
Median Closed Price:		\$180,000			\$67,500	\$175,000	\$200,000	\$0
Total Closed Units:		27			1	19	7	
Total Closed Volume:		4,716,950			67.50K	3.12M	1.53M	0.00B



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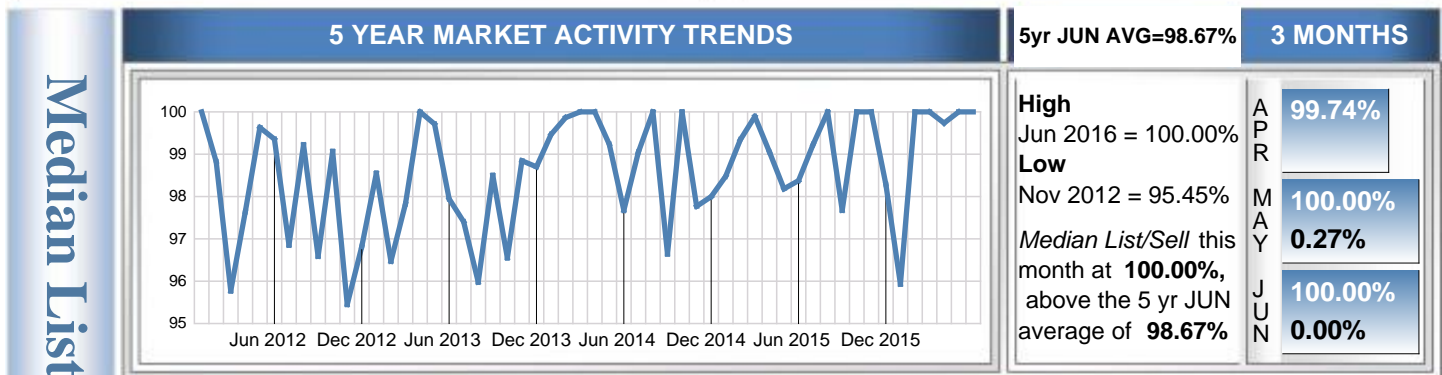
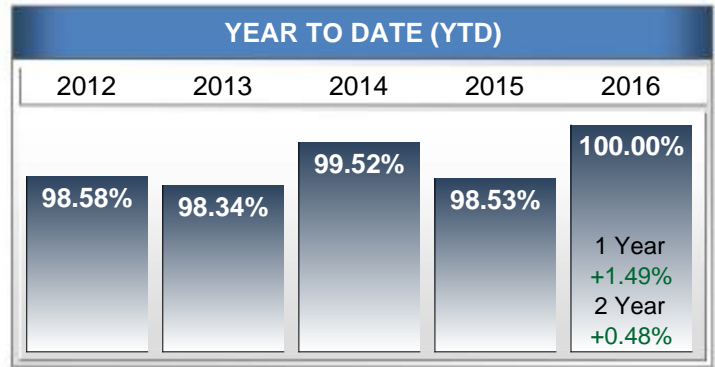
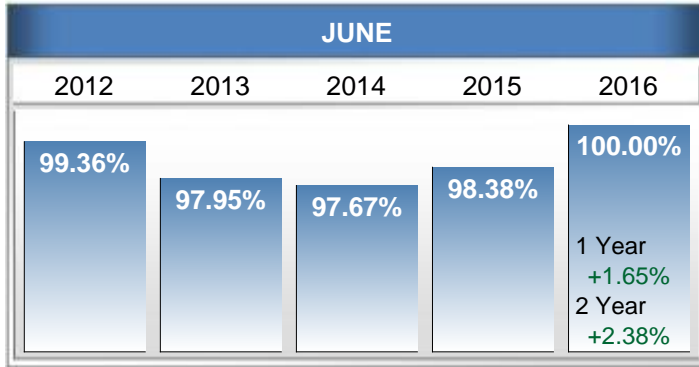
Closed Sales as of Jul 06, 2016



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+
\$50,000 and less	2	7.41%	85.92%	0.00%	85.92%	0.00%	0.00%
\$50,001 - \$150,000	4	14.81%	97.96%	93.88%	97.96%	102.22%	0.00%
\$150,001 - \$150,000	0	0.00%	97.96%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$175,000	7	25.93%	100.00%	0.00%	100.00%	94.22%	0.00%
\$175,001 - \$200,000	7	25.93%	100.00%	0.00%	100.00%	99.12%	0.00%
\$200,001 - \$250,000	4	14.81%	98.07%	0.00%	99.22%	96.88%	0.00%
\$250,001 and up	3	11.11%	98.37%	0.00%	96.64%	103.67%	0.00%
Median List/Sell Ratio:	100.00%			93.88%	100.00%	98.37%	0.00%
Total Closed Units:	27			1	19	7	
Total Closed Volume:	4,716,950			67.50K	3.12M	1.53M	0.00B



Monthly Inventory Analysis

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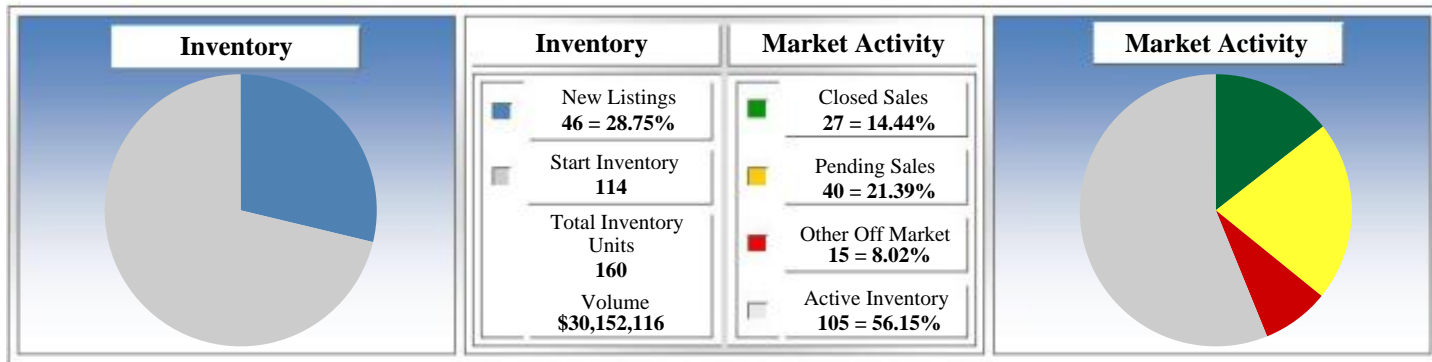
Inventory as of Jul 06, 2016



Market Summary

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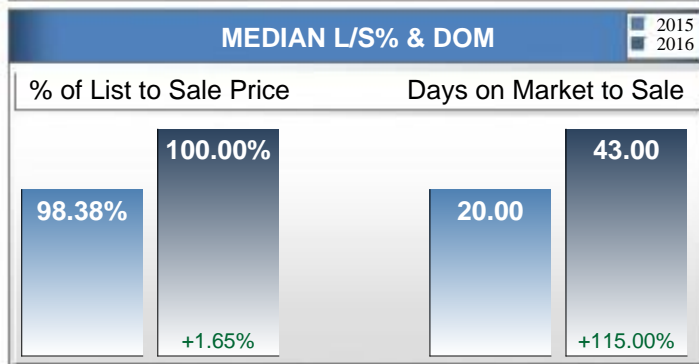
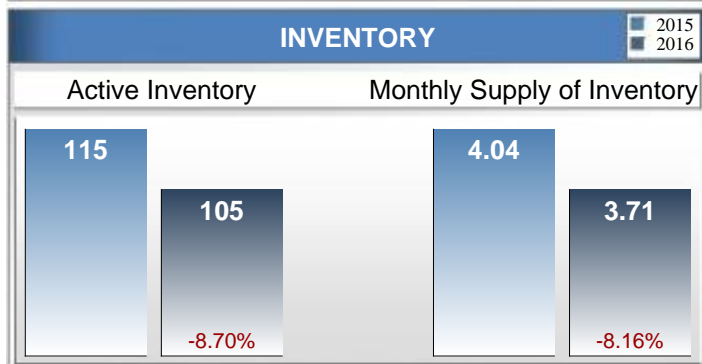
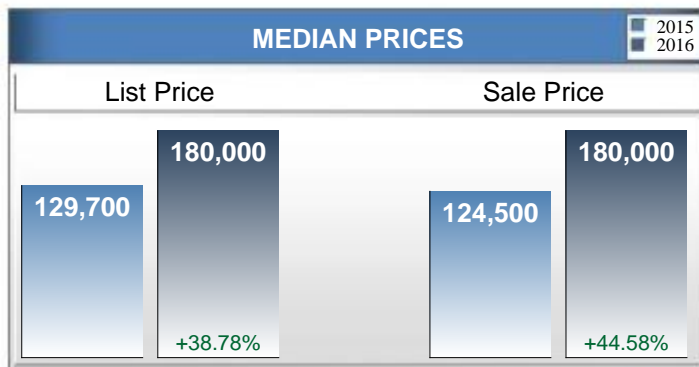
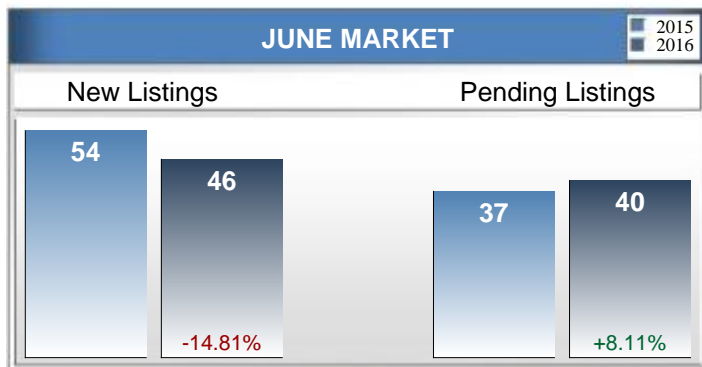
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of June 30, 2016 = 105

	JUNE			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	44	27	-38.64%	177	168	-5.08%
Pending Sales	37	40	8.11%	202	205	1.49%
New Listings	54	46	-14.81%	257	267	3.89%
Median List Price	129,700	180,000	38.78%	159,900	177,000	10.69%
Median Sale Price	124,500	180,000	44.58%	155,000	175,000	12.90%
Median Percent of List Price to Selling Price	98.38%	100.00%	1.65%	98.53%	100.00%	1.49%
Median Days on Market to Sale	20.00	43.00	115.00%	37.00	40.00	8.11%
Monthly Inventory	115	105	-8.70%	115	105	-8.70%
Months Supply of Inventory	4.04	3.71	-8.16%	4.04	3.71	-8.16%





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Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

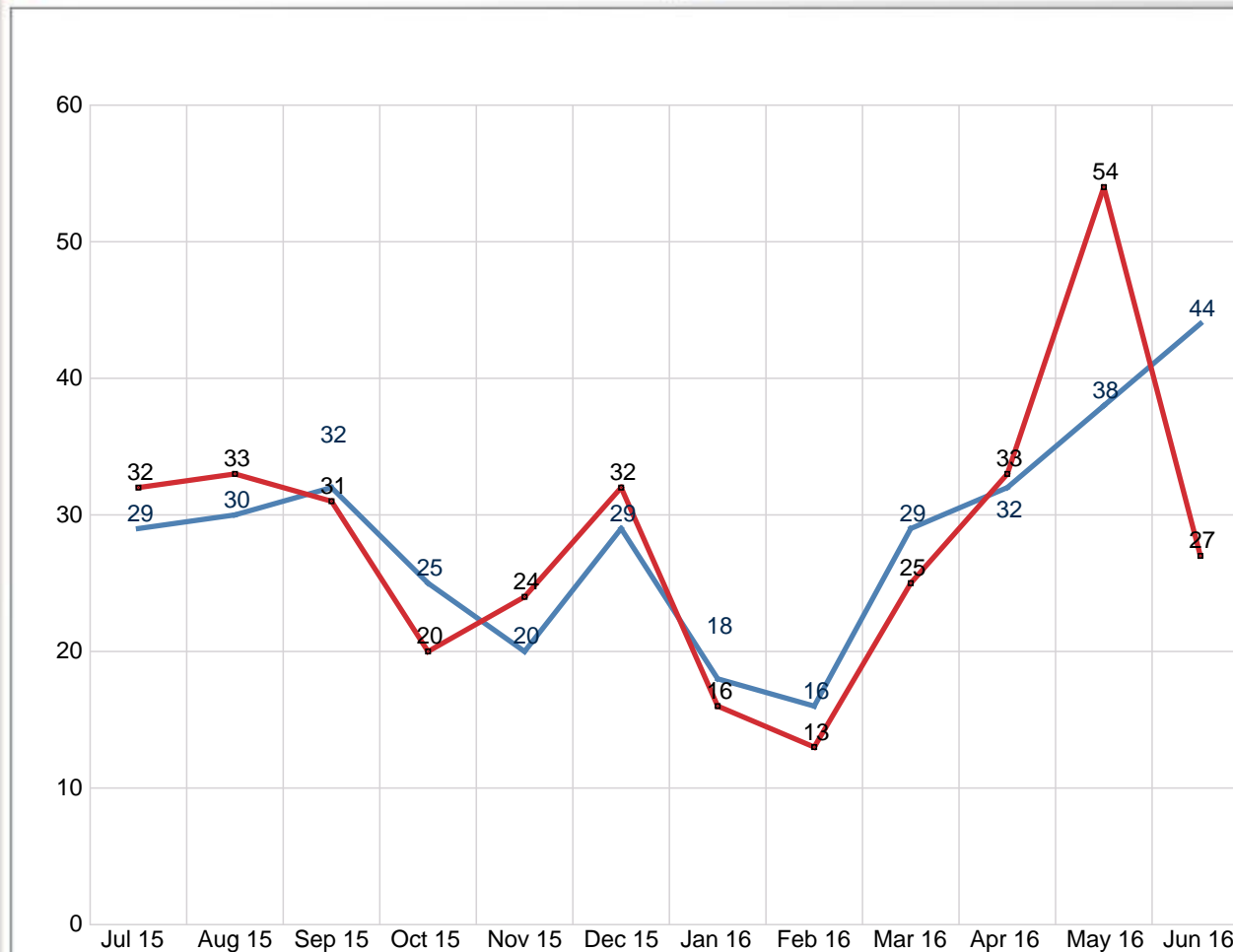
Report Produced on: Jul 07, 2016

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)

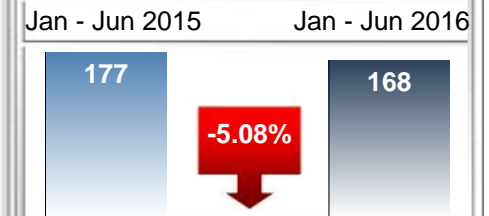


Comparative Analysis

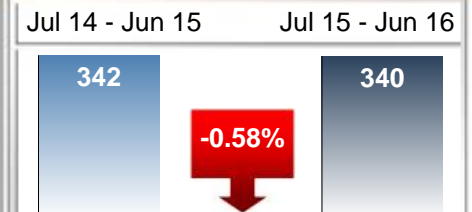
JUNE



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





June 2016

Area Delimited by Zipcode 73044 - Residential Property Type



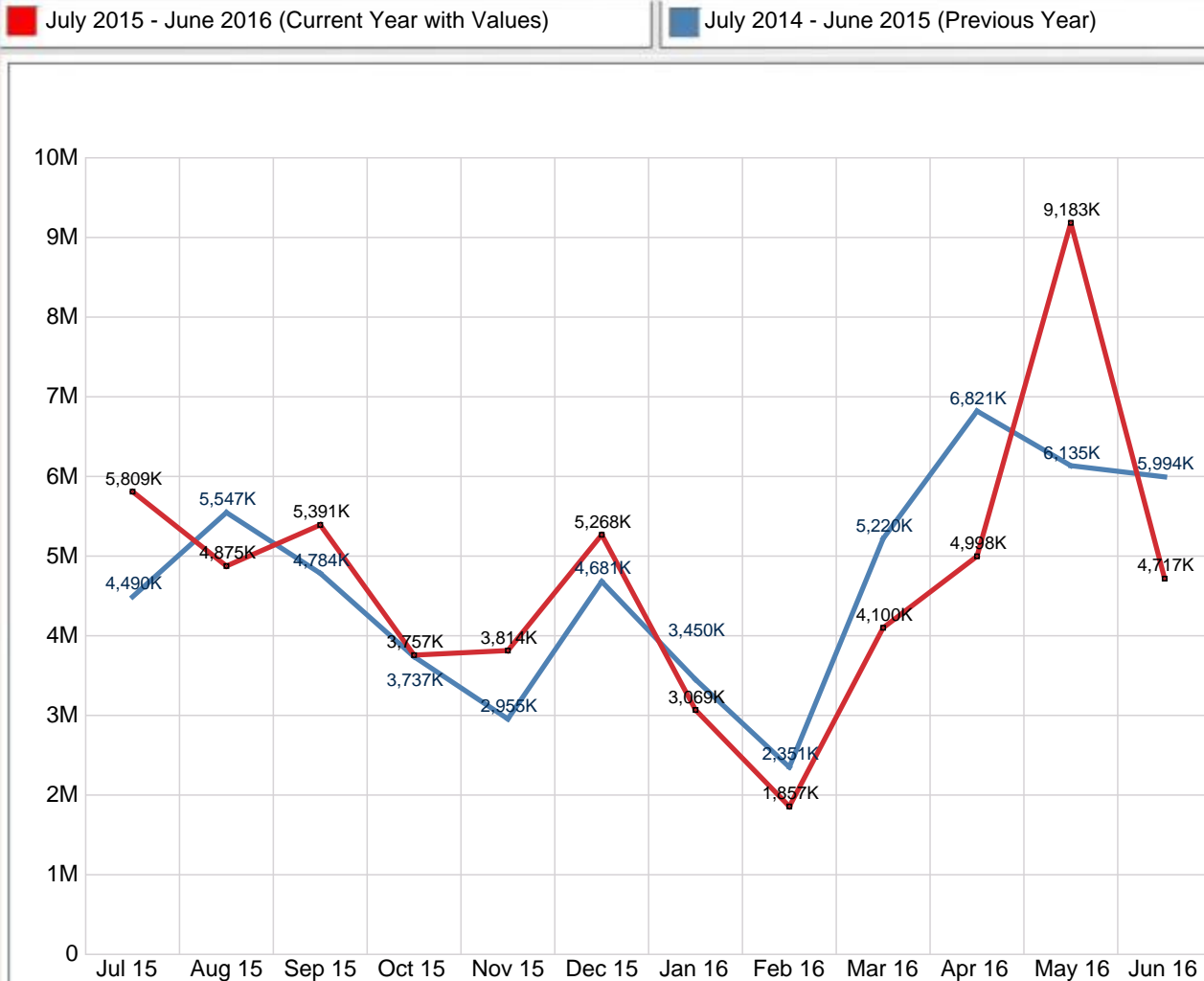
Closed Sales by Volume

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Market Trends

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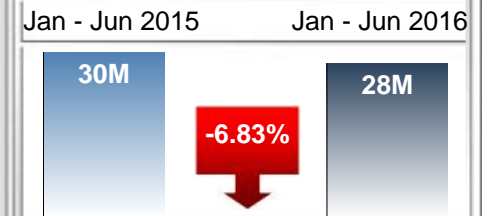


Comparative Analysis

JUNE



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





June 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

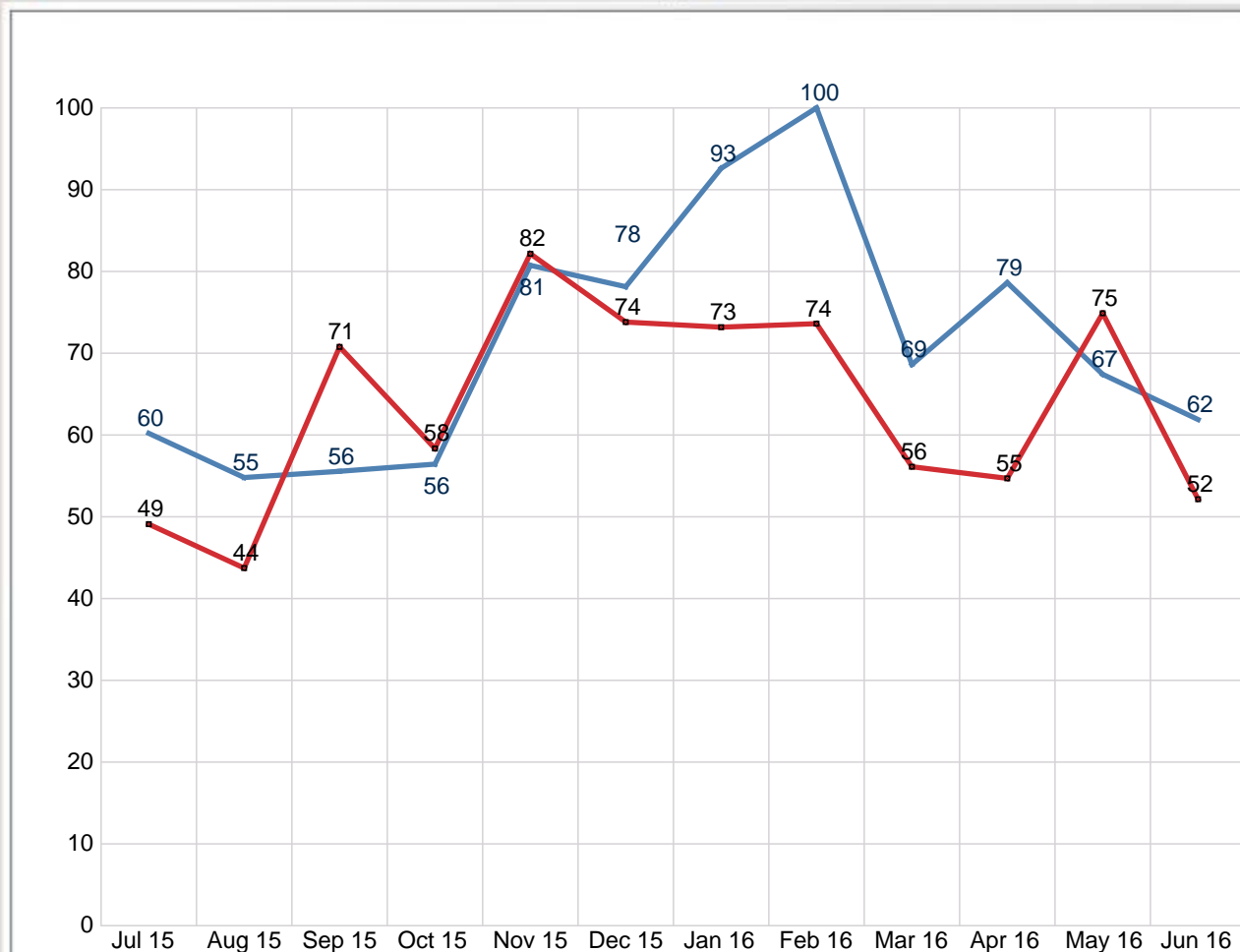
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jul 07, 2016

Market Trends

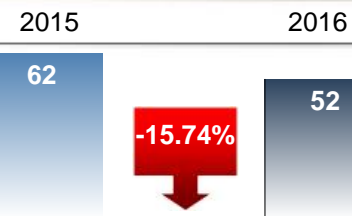
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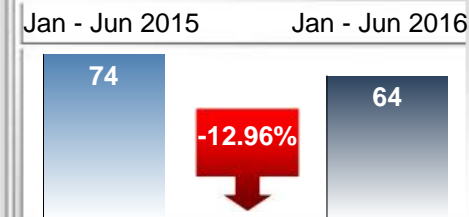


Comparative Analysis

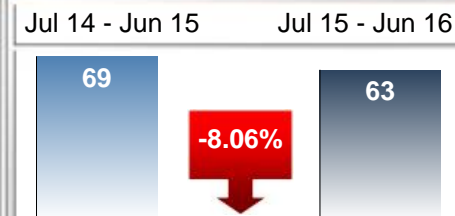
JUNE



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





June 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

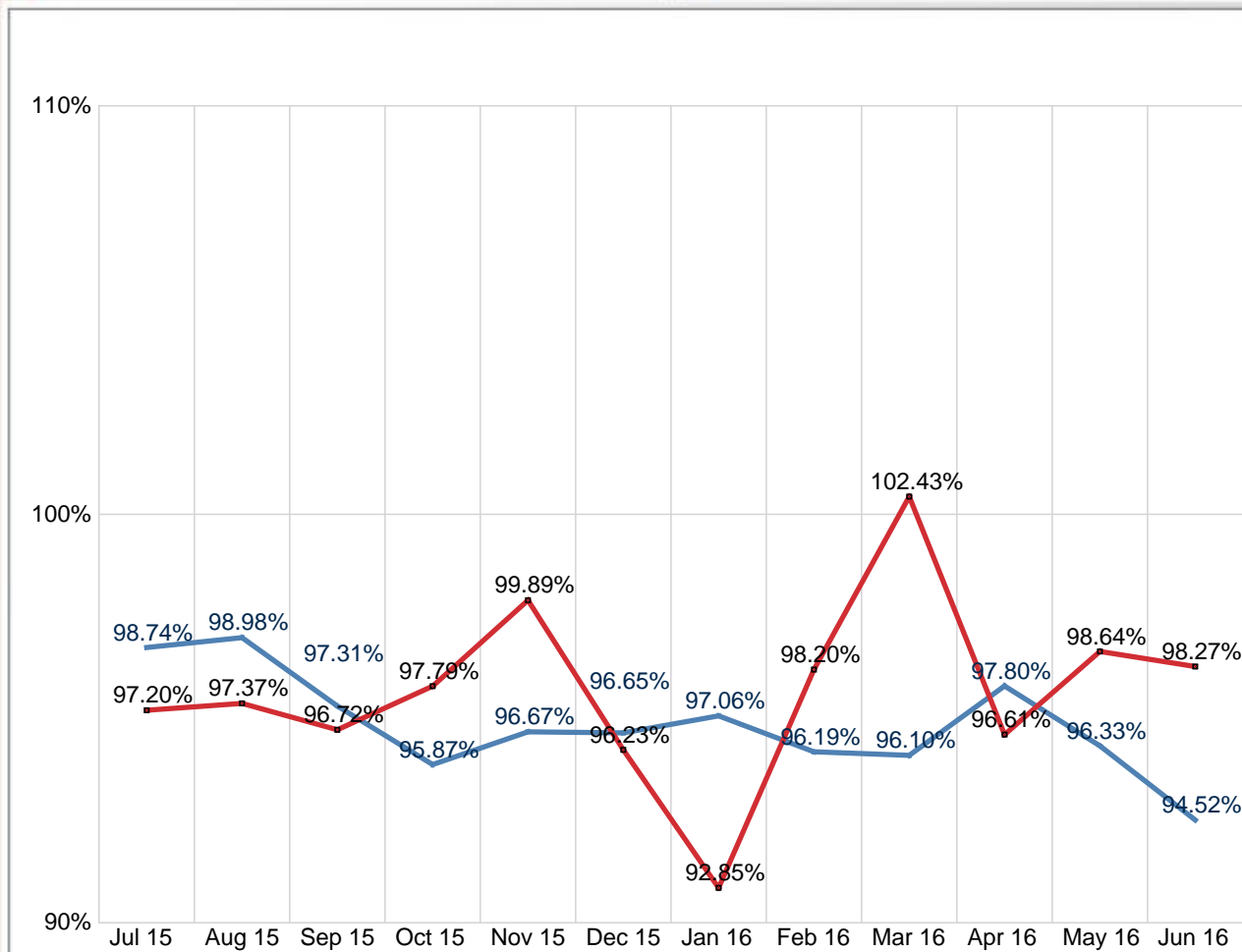
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Comparative Analysis

JUNE

2015	2016
94.52%	98.27%
<div style="color: green; font-size: 2em;">↑</div> 3.97%	

YEAR TO DATE (YTD)

Jan - Jun 2015	Jan - Jun 2016
96.17%	98.16%
<div style="color: green; font-size: 2em;">↑</div> 2.07%	

12 MONTH COMPARATIVE

Jul 14 - Jun 15	Jul 15 - Jun 16
96.79%	97.78%
<div style="color: green; font-size: 2em;">↑</div> 1.03%	



June 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

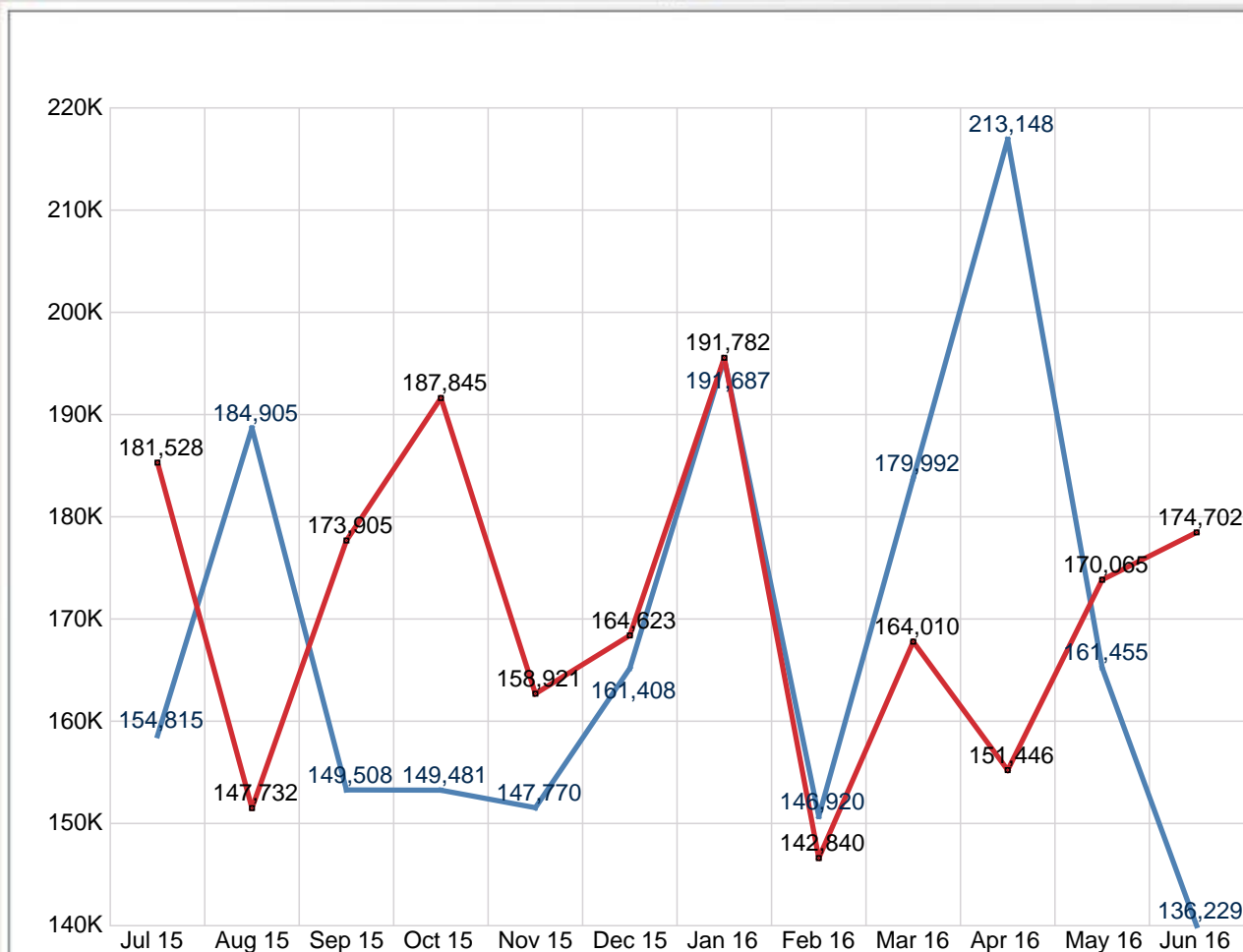
Report Produced on: Jul 07, 2016

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Market Trends

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



Comparative Analysis

JUNE

2015	2016
136,229	174,702
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 28.24%	

YEAR TO DATE (YTD)

Jan - Jun 2015	Jan - Jun 2016
169,328	166,214
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -1.84%	

12 MONTH COMPARATIVE

Jul 14 - Jun 15	Jul 15 - Jun 16
164,226	167,170
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.79%	