



July 2016

Area Delimited by County Of Logan -
Residential Property Type

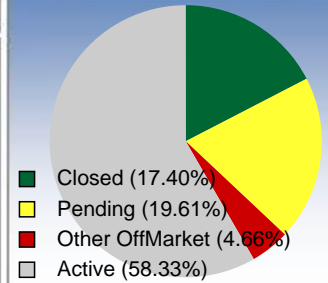


Absorption: Last 12 months, an Average of **59** Sales/Month

Active Inventory as of July 31, 2016 = **238**

	JULY		
	2015	2016	+/- %
Closed Listings	66	71	7.58%
Pending Listings	52	80	53.85%
New Listings	110	87	-20.91%
Median List Price	205,000	204,700	-0.15%
Median Sale Price	203,350	204,790	0.71%
Median Percent of List Price to Selling Price	99.61%	99.62%	0.00%
Median Days on Market to Sale	30.50	33.00	8.20%
End of Month Inventory	252	238	-5.56%
Months Supply of Inventory	3.92	4.01	2.26%

Market Activity



Report Produced on: Aug 09, 2016

Monthly Inventory Analysis

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 July 2016 decreased **5.56%** 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 **4.01** 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 **0.71%** in July 2016 to \$204,790 versus the previous year at \$203,350.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 2.50 days or **8.20%** in July 2016 compared to last year's same month at **30.50** DOM.

Sales Success for July 2016 is Positive

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

There were 87 New Listings in July 2016, down **20.91%** from last year at 110. Furthermore, there were 71 Closed Listings this month versus last year at 66, a **7.58%** increase.

Closed versus Listed trends yielded a **81.6%** ratio, up from last year's July 2016 at **60.0%**, a **36.02%** upswing. 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

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July 2016

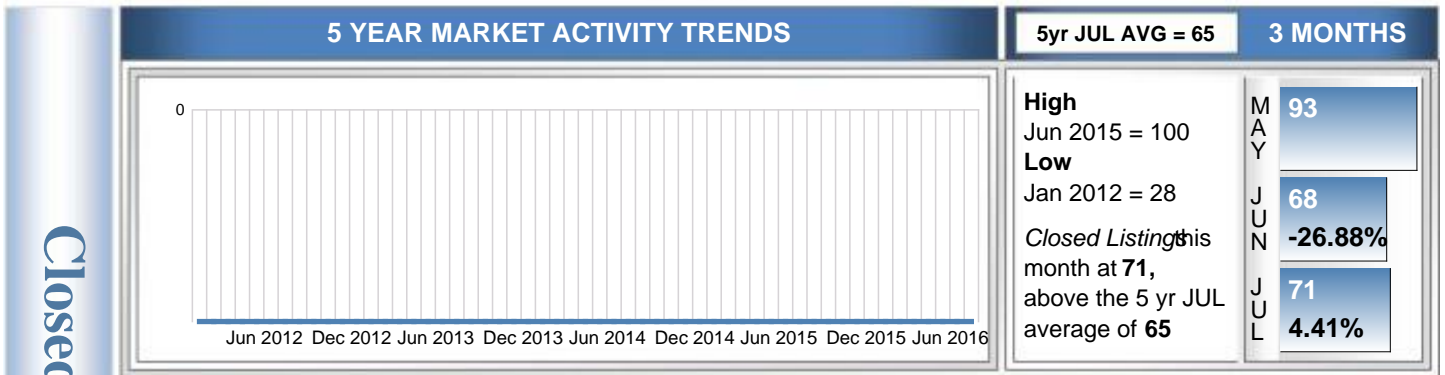
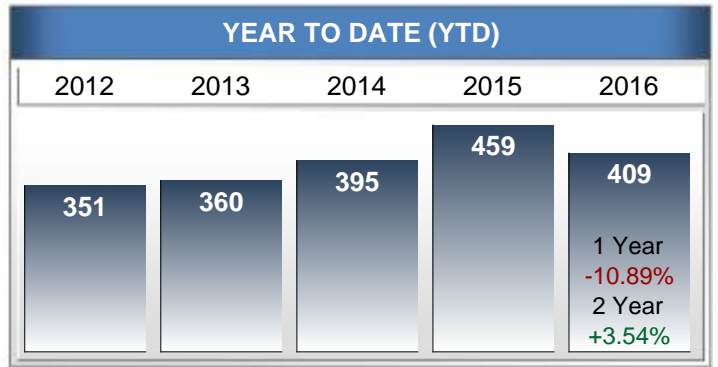
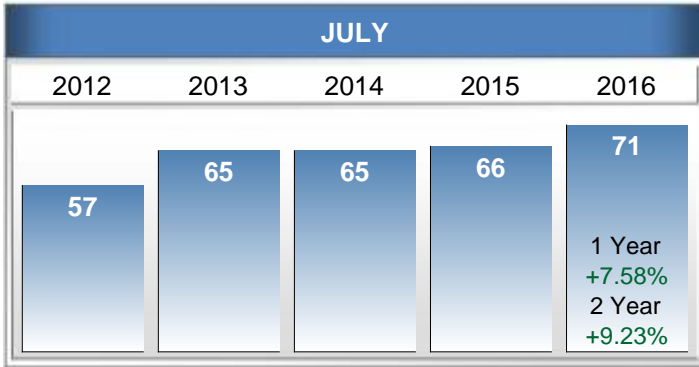
Closed Sales as of Aug 08, 2016



Closed Listings

Report Produced on: Aug 09, 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	7	9.86%	63.0	4	3	0	0	
\$75,001 - \$100,000	5	7.04%	23.0	0	5	0	0	
\$100,001 - \$150,000	10	14.08%	10.5	0	7	3	0	
\$150,001 - \$225,000	21	29.58%	15.0	0	14	5	2	
\$225,001 - \$275,000	12	16.90%	112.5	0	5	7	0	
\$275,001 - \$325,000	9	12.68%	46.0	1	0	8	0	
\$325,001 and up	7	9.86%	20.0	0	2	4	1	
Total Closed Units: 71				33.0	5	36	27	3
Total Closed Volume: 14,646,595					399.55K	6.05M	7.41M	788.15K
Median Closed Price: \$204,790					\$30,000	\$155,450	\$258,000	\$217,200

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Monthly Inventory Analysis

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July 2016

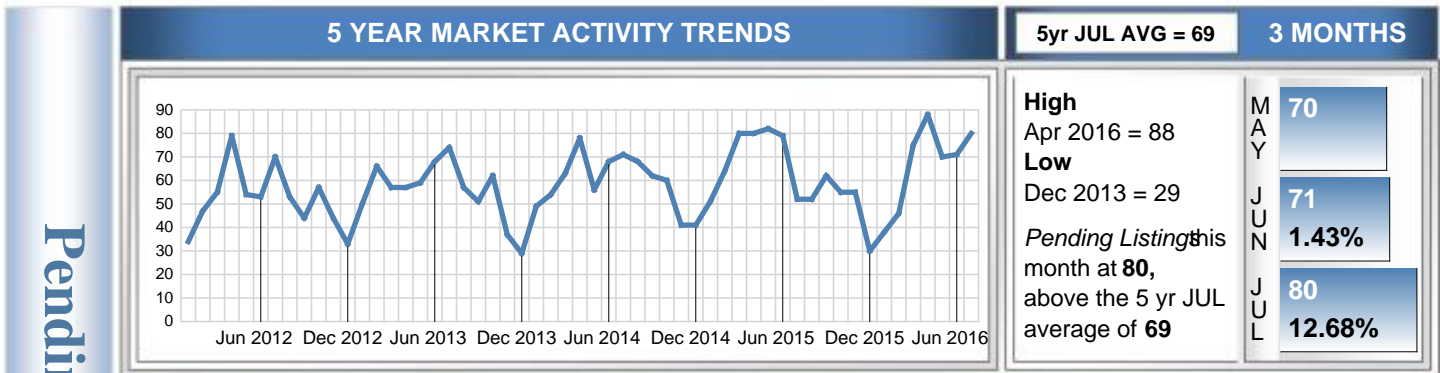
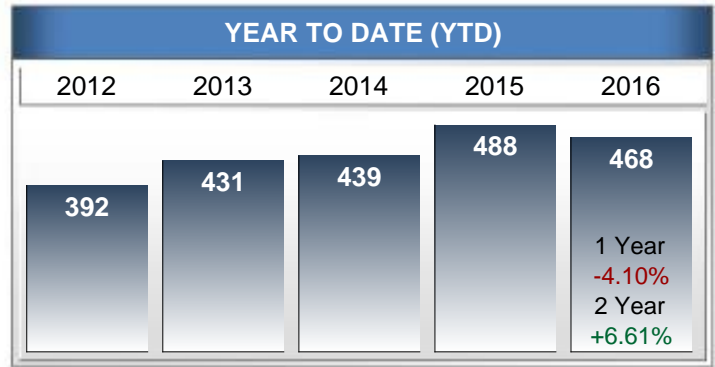
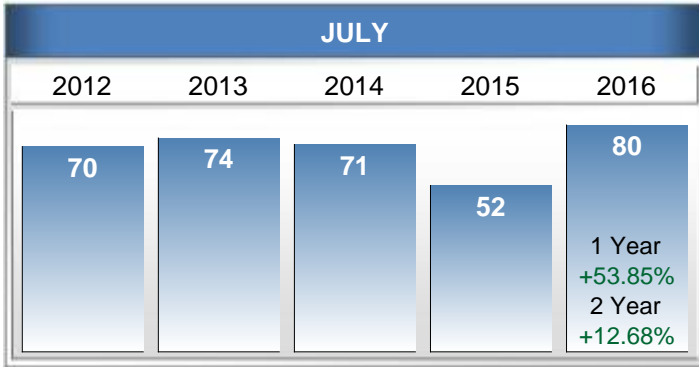
Pending Listings as of Aug 08, 2016



Pending Listings

Report Produced on: Aug 09, 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+
\$50,000 and less	7	8.75%	67.0	3	4	0	0
\$50,001 - \$125,000	8	10.00%	27.0	2	5	1	0
\$125,001 - \$175,000	15	18.75%	15.0	0	14	1	0
\$175,001 - \$250,000	19	23.75%	21.0	0	12	7	0
\$250,001 - \$300,000	9	11.25%	40.0	0	3	6	0
\$300,001 - \$425,000	13	16.25%	17.0	0	5	7	1
\$425,001 and up	9	11.25%	62.0	0	0	9	0
Total Pending Units:	80		31.0	5	43	31	1
Total Pending Volume:	18,718,757			281.40K	7.95M	10.13M	353.09K
Median Listing Price:	\$211,125			\$49,900	\$170,000	\$316,000	\$353,087



Monthly Inventory Analysis

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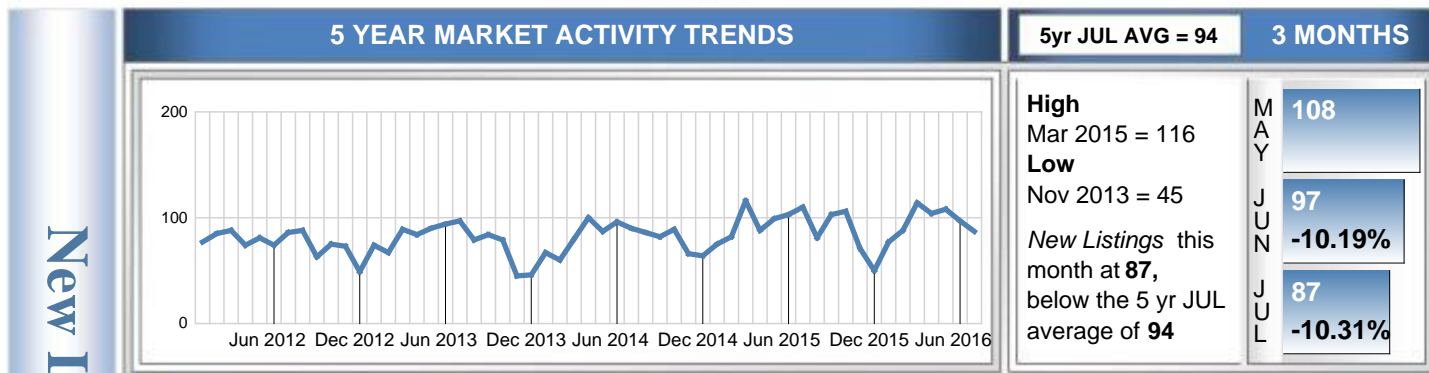
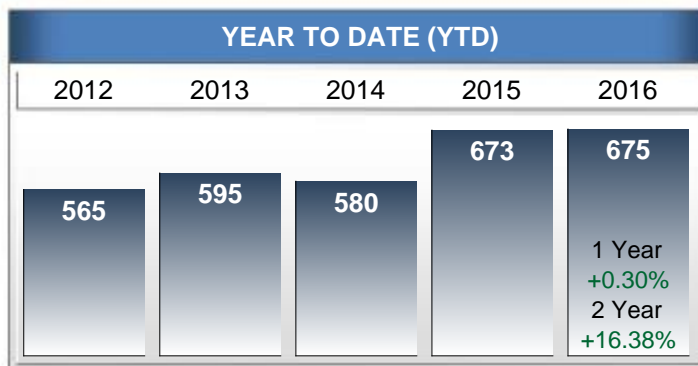
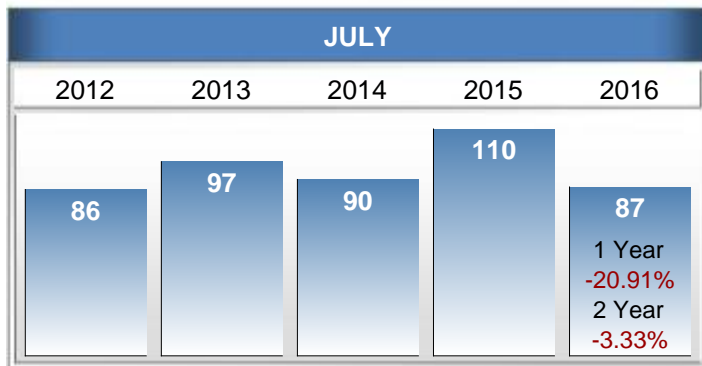
New Listings as of Aug 08, 2016



New Listings

Report Produced on: Aug 09, 2016

Area Delimited by County Of Logan - Residential Property Type



New Listings

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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	5	5.75%	2	3	0	0
\$75,001 - \$150,000	12	13.79%	3	8	1	0
\$150,001 - \$175,000	7	8.05%	0	6	1	0
\$175,001 - \$250,000	25	28.74%	0	17	7	1
\$250,001 - \$325,000	19	21.84%	0	8	10	1
\$325,001 - \$400,000	10	11.49%	0	2	7	1
\$400,001 and up	9	10.34%	0	0	6	3
Total New Listed Units:	87		5	44	32	6
Total New Listed Volume:	21,496,691		384.80K	8.53M	10.01M	2.57M
Median New Listed Listing Price:	\$225,000		\$84,900	\$189,900	\$299,950	\$386,544



Monthly Inventory Analysis

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July 2016

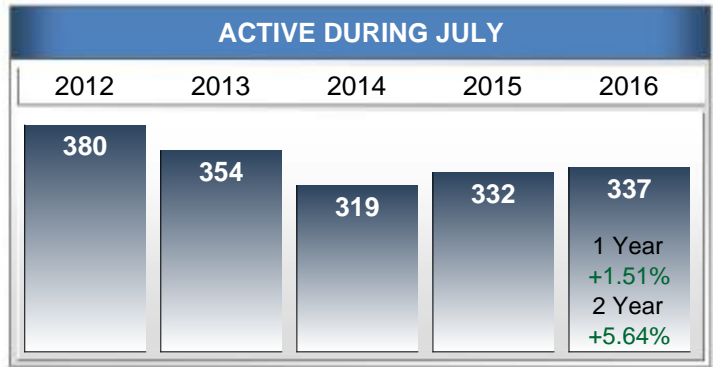
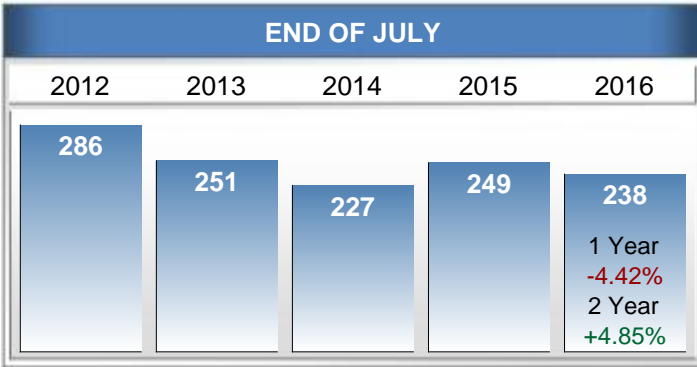
Active Inventory as of Aug 08, 2016



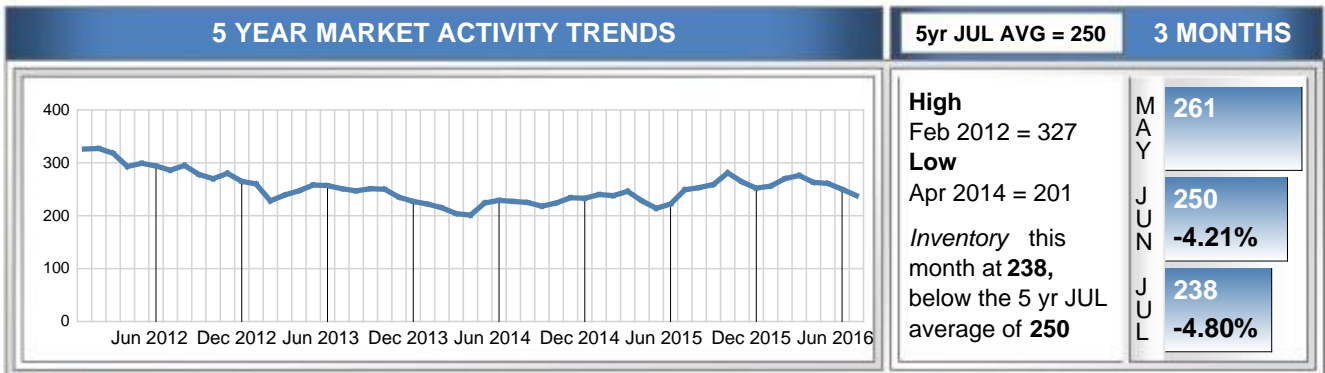
Active Inventory

Report Produced on: Aug 09, 2016

Area Delimited by County Of Logan - 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+		
\$75,000 and less	20	8.40%	83.5	8	9	3	0		
\$75,001 - \$125,000	23	9.66%	100.0	8	13	2	0		
\$125,001 - \$175,000	30	12.61%	73.5	2	21	7	0		
\$175,001 - \$275,000	68	28.57%	54.5	1	41	22	4		
\$275,001 - \$325,000	34	14.29%	70.0	0	13	17	4		
\$325,001 - \$425,000	40	16.81%	65.0	0	8	27	5		
\$425,001 and up	23	9.66%	60.0	0	1	18	4		
Total Active Inventory by Units:				238	65.0	19	106	96	17
Total Active Inventory by Volume:				64,615,490		1.63M	21.10M	34.24M	7.65M
Median Active Inventory Listing Price:				\$241,750		\$85,000	\$195,132	\$305,900	\$328,700

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2016

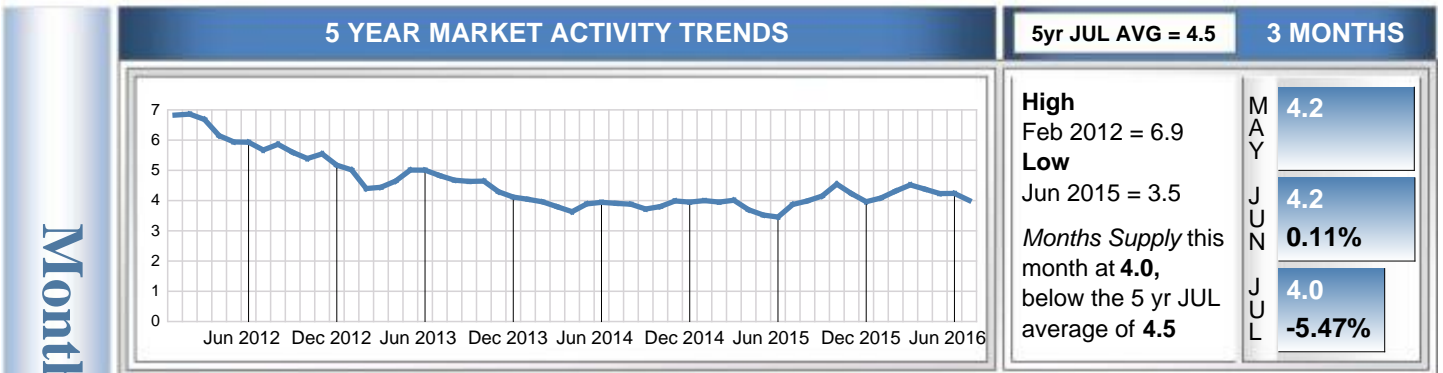
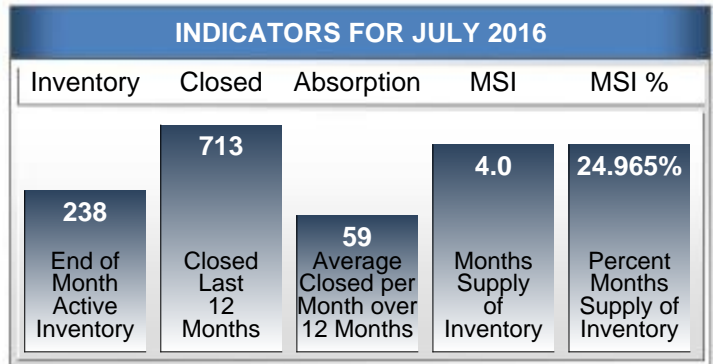
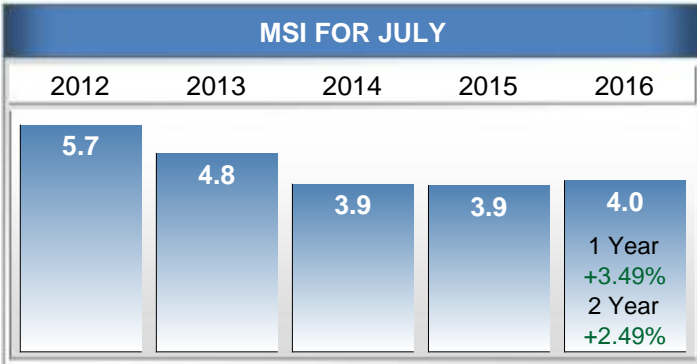
Active Inventory as of Aug 08, 2016



Months Supply of Inventory

Report Produced on: Aug 09, 2016

Area Delimited by County Of Logan - 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+
\$75,000 and less	20	8.40%	2.8	3.1	2.5	4.0	0.0
\$75,001 - \$125,000	23	9.66%	3.6	7.4	2.8	3.4	0.0
\$125,001 - \$175,000	30	12.61%	3.5	12.0	3.0	5.3	0.0
\$175,001 - \$275,000	68	28.57%	3.3	4.0	3.7	2.7	4.4
\$275,001 - \$325,000	34	14.29%	4.8	0.0	7.4	3.5	9.6
\$325,001 - \$425,000	40	16.81%	6.5	0.0	5.3	6.8	7.5
\$425,001 and up	23	9.66%	6.7	0.0	6.0	6.5	8.0
MSI:	4.0			4.6	3.5	4.3	5.8
Total Active Inventory:	238			19	106	96	17



Monthly Inventory Analysis

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July 2016

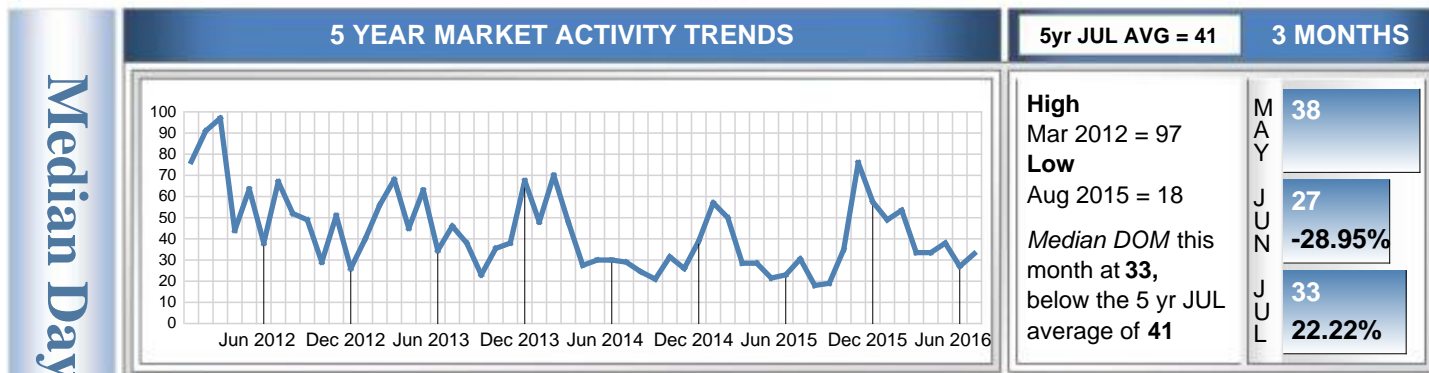
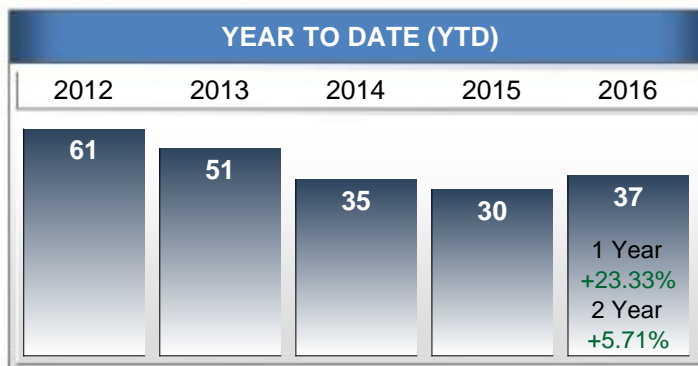
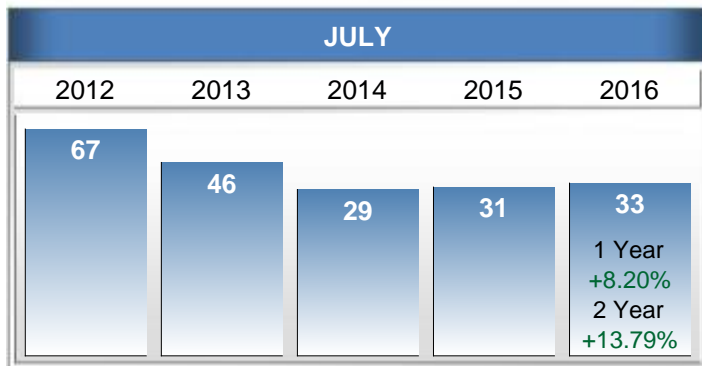
Closed Sales as of Aug 08, 2016



Median Days on Market to Sale

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Area Delimited by County Of Logan - Residential Property Type



Median Days on Market

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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	7		9.86%	63.0	87.5	16.0	0.0	0.0	
\$75,001 - \$100,000	5		7.04%	23.0	0.0	23.0	0.0	0.0	
\$100,001 - \$150,000	10		14.08%	10.5	0.0	9.0	12.0	0.0	
\$150,001 - \$225,000	21		29.58%	15.0	0.0	11.0	92.0	218.5	
\$225,001 - \$275,000	12		16.90%	112.5	0.0	144.0	97.0	0.0	
\$275,001 - \$325,000	9		12.68%	46.0	1.0	0.0	49.0	0.0	
\$325,001 and up	7		9.86%	20.0	0.0	48.0	21.0	1.0	
Median Closed DOM:					33.0	76.0	16.5	49.0	213.0
Total Closed Units:					71	5	36	27	3
Total Closed Volume:					14,646,595	399.55K	6.05M	7.41M	788.15K



Monthly Inventory Analysis

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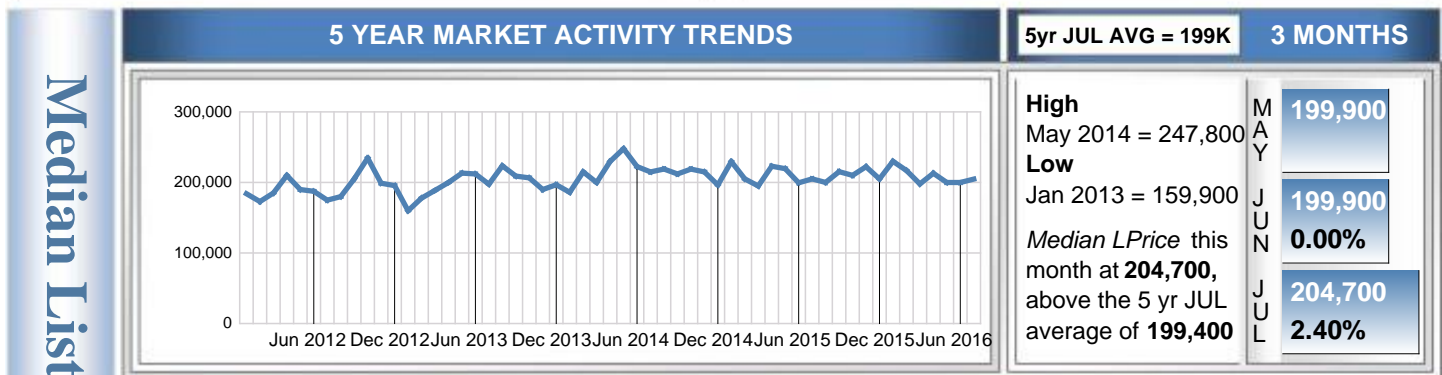
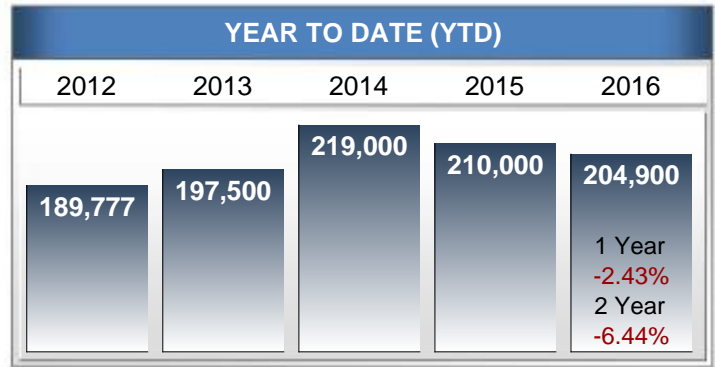
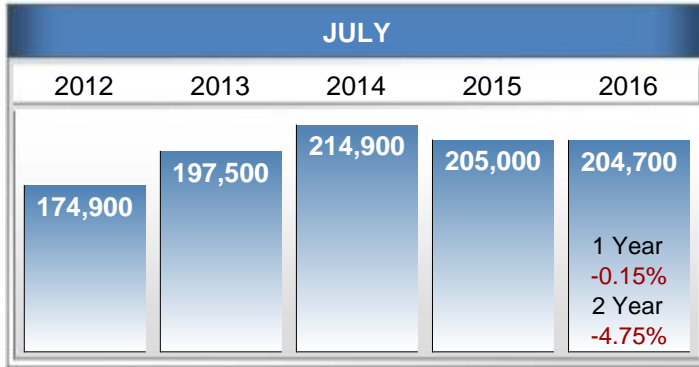
Closed Sales as of Aug 08, 2016



Median List Price at Closing

Report Produced on: Aug 09, 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	7		9.86%	48,750	31,250	56,000	0	0
\$75,001 - \$100,000	5		7.04%	94,000	0	94,000	0	0
\$100,001 - \$150,000	9		12.68%	124,900	0	121,200	140,000	0
\$150,001 - \$225,000	21		29.58%	181,000	0	175,000	189,850	214,450
\$225,001 - \$275,000	10		14.08%	245,350	0	239,500	246,700	0
\$275,001 - \$325,000	12		16.90%	292,370	300,000	284,250	294,840	0
\$325,001 and up	7		9.86%	425,000	0	377,500	497,169	365,000
Median List Price:		\$204,700			\$32,500	\$155,450	\$269,750	\$224,200
Total Closed Units:		71			5	36	27	3
Total List Volume:		14,899,523			444.50K	6.14M	7.52M	793.90K



Monthly Inventory Analysis

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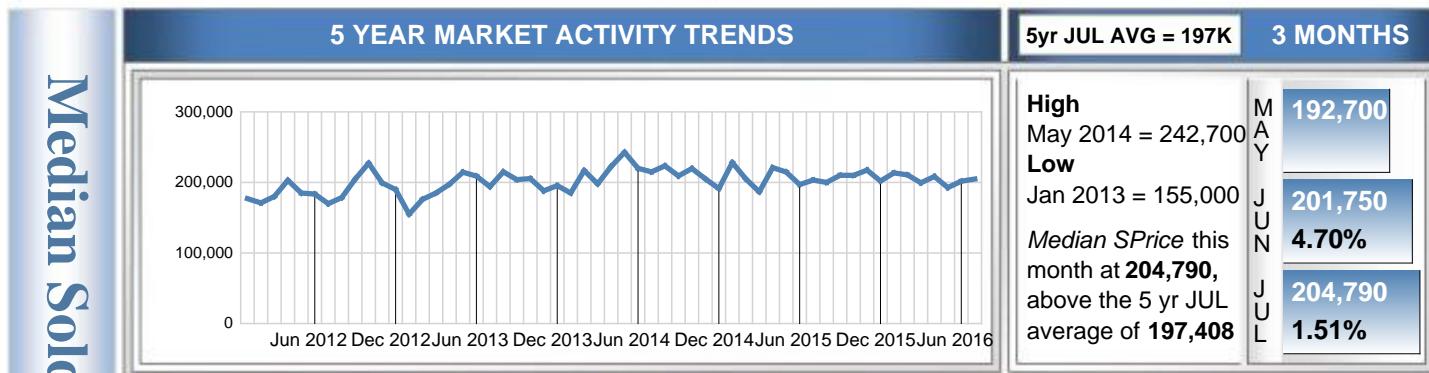
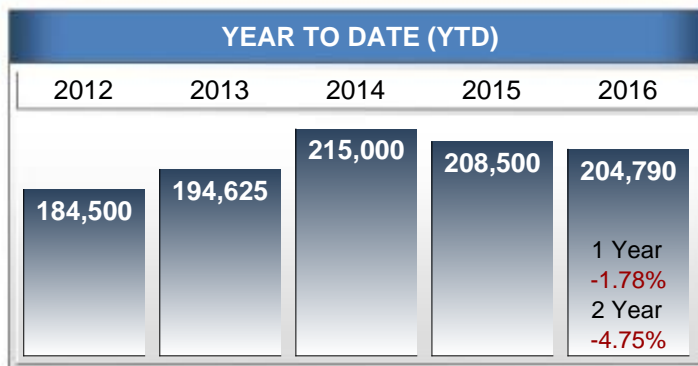
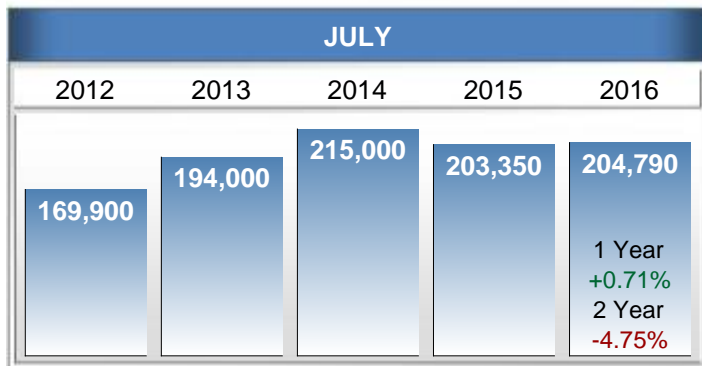
Closed Sales as of Aug 08, 2016



Median Sold Price at Closing

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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	7		9.86%	37,500	26,500	55,125	0	0
\$75,001 - \$100,000	5		7.04%	92,000	0	92,000	0	0
\$100,001 - \$150,000	10		14.08%	124,950	0	124,500	142,000	0
\$150,001 - \$225,000	21		29.58%	185,000	0	179,000	197,500	210,075
\$225,001 - \$275,000	12		16.90%	251,350	0	243,000	255,000	0
\$275,001 - \$325,000	9		12.68%	295,000	300,000	0	294,920	0
\$325,001 and up	7		9.86%	425,000	0	377,500	485,919	368,000
Median Closed Price:	\$204,790				\$30,000	\$155,450	\$258,000	\$217,200
Total Closed Units:	71				5	36	27	3
Total Closed Volume:	14,646,595				399.55K	6.05M	7.41M	788.15K



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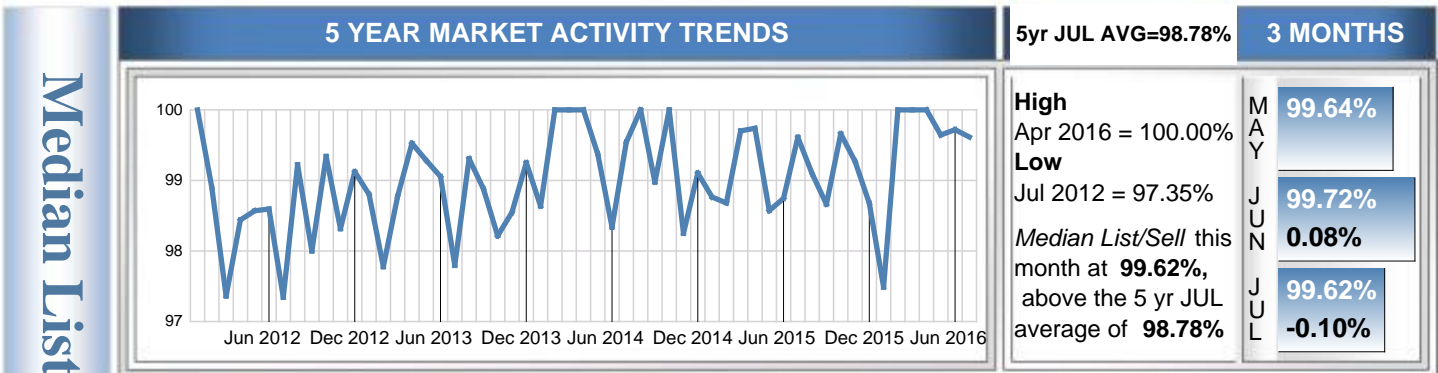
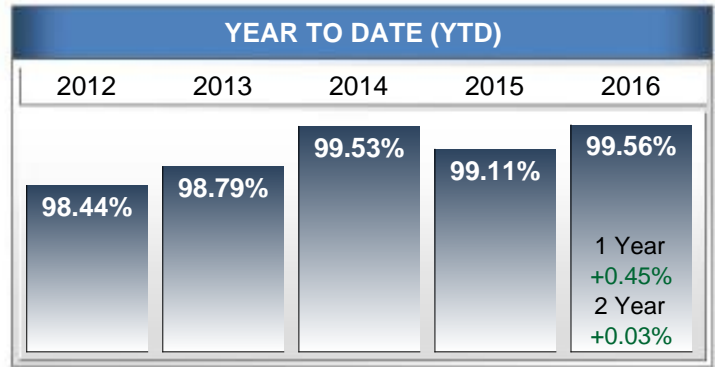
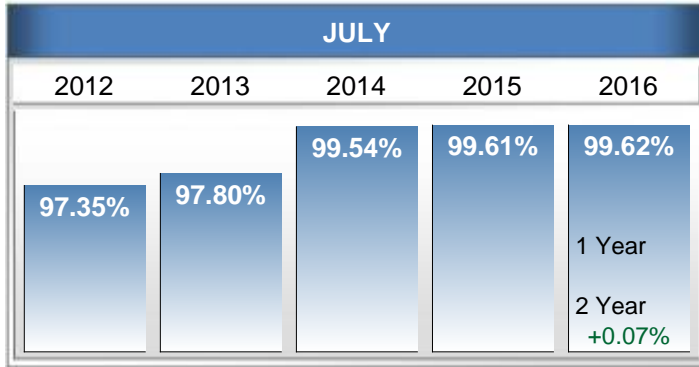
Closed Sales as of Aug 08, 2016



Median Percent of List Price to Selling Price

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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	7	9.86%	81.25%	73.06%	95.59%	0.00%	0.00%
\$75,001 - \$100,000	5	7.04%	100.00%	0.00%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	10	14.08%	98.11%	0.00%	98.17%	97.93%	0.00%
\$150,001 - \$225,000	21	29.58%	100.00%	0.00%	100.00%	98.29%	98.01%
\$225,001 - \$275,000	12	16.90%	99.18%	0.00%	98.39%	100.00%	0.00%
\$275,001 - \$325,000	9	12.68%	100.00%	100.00%	0.00%	99.71%	0.00%
\$325,001 and up	7	9.86%	100.00%	0.00%	100.00%	98.25%	100.82%
Median List/Sell Ratio: 99.62%				76.67%	100.00%	99.34%	99.15%
Total Closed Units: 71					5	36	27
Total Closed Volume: 14,646,595				399.55K	6.05M	7.41M	788.15K

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Inventory as of Aug 08, 2016



Market Summary

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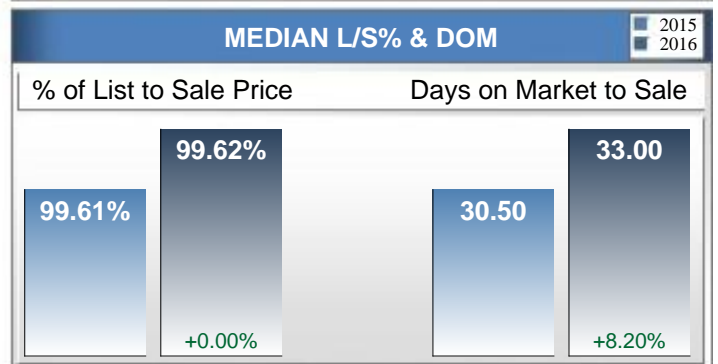
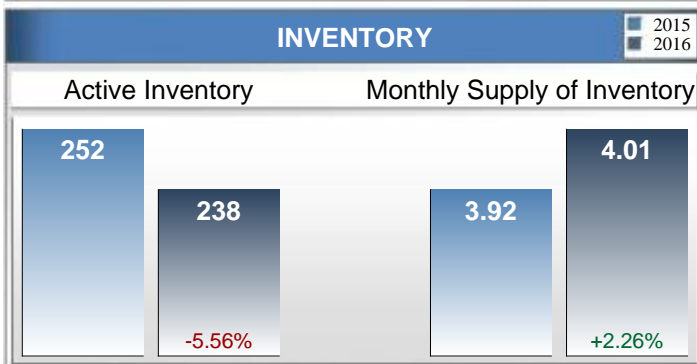
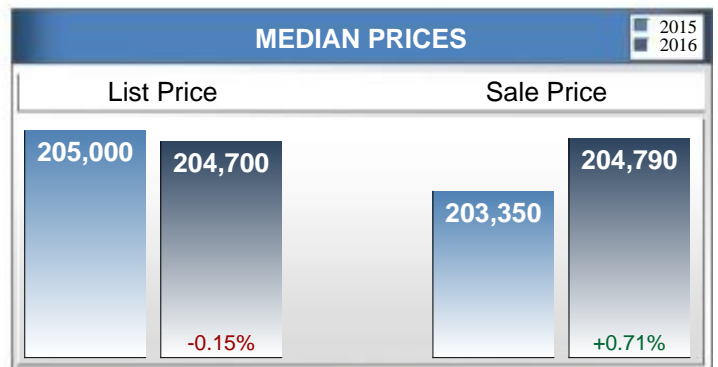
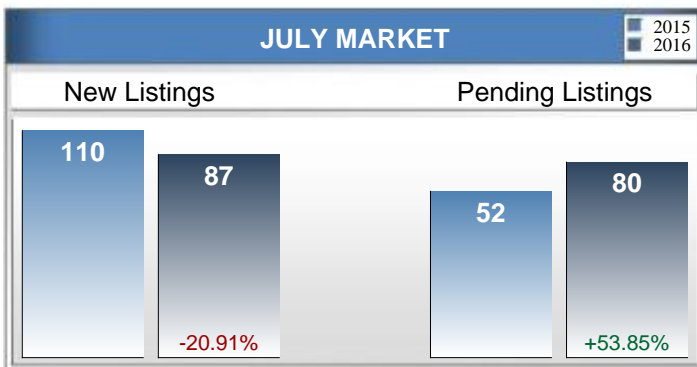
Area Delimited by County Of Logan - Residential Property Type



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

Active Inventory as of July 31, 2016 = 238

	JULY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	66	71	7.58%	459	409	-10.89%
Pending Sales	52	80	53.85%	488	468	-4.10%
New Listings	110	87	-20.91%	673	675	0.30%
Median List Price	205,000	204,700	-0.15%	210,000	204,900	-2.43%
Median Sale Price	203,350	204,790	0.71%	208,500	204,790	-1.78%
Median Percent of List Price to Selling Price	99.61%	99.62%	0.00%	99.11%	99.56%	0.45%
Median Days on Market to Sale	30.50	33.00	8.20%	30.00	37.00	23.33%
Monthly Inventory	252	238	-5.56%	252	238	-5.56%
Months Supply of Inventory	3.92	4.01	2.26%	3.92	4.01	2.26%





July 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

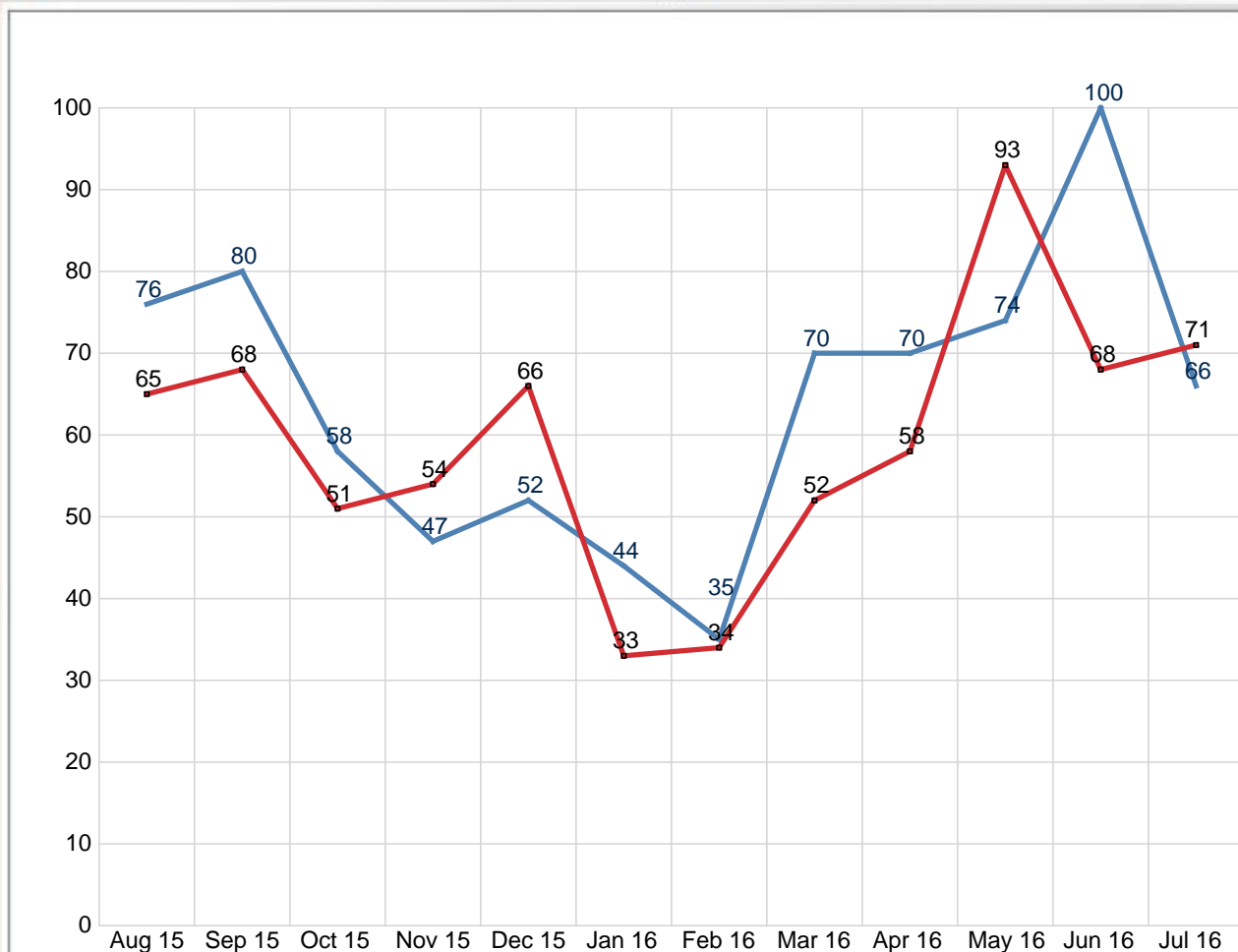
Report Produced on: Aug 09, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

JULY

2015	2016
66	71
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 7.58%	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
459	409
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -10.89%	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
772	713
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -7.64%	



July 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

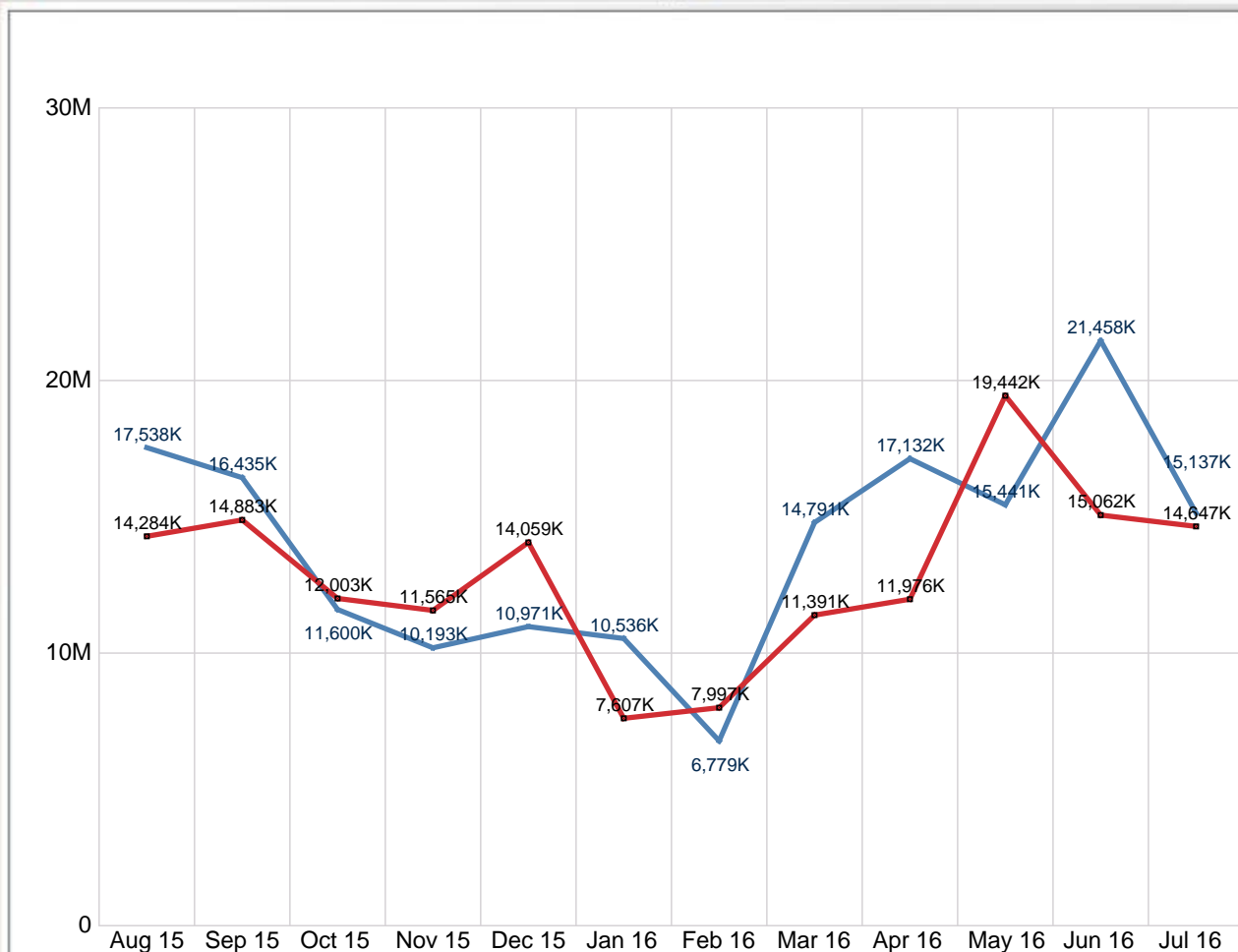
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Comparative Analysis

JULY

2015	2016
15M	15M
-3.24%	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
101M	88M
-12.99%	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
168M	155M
-7.79%	



July 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

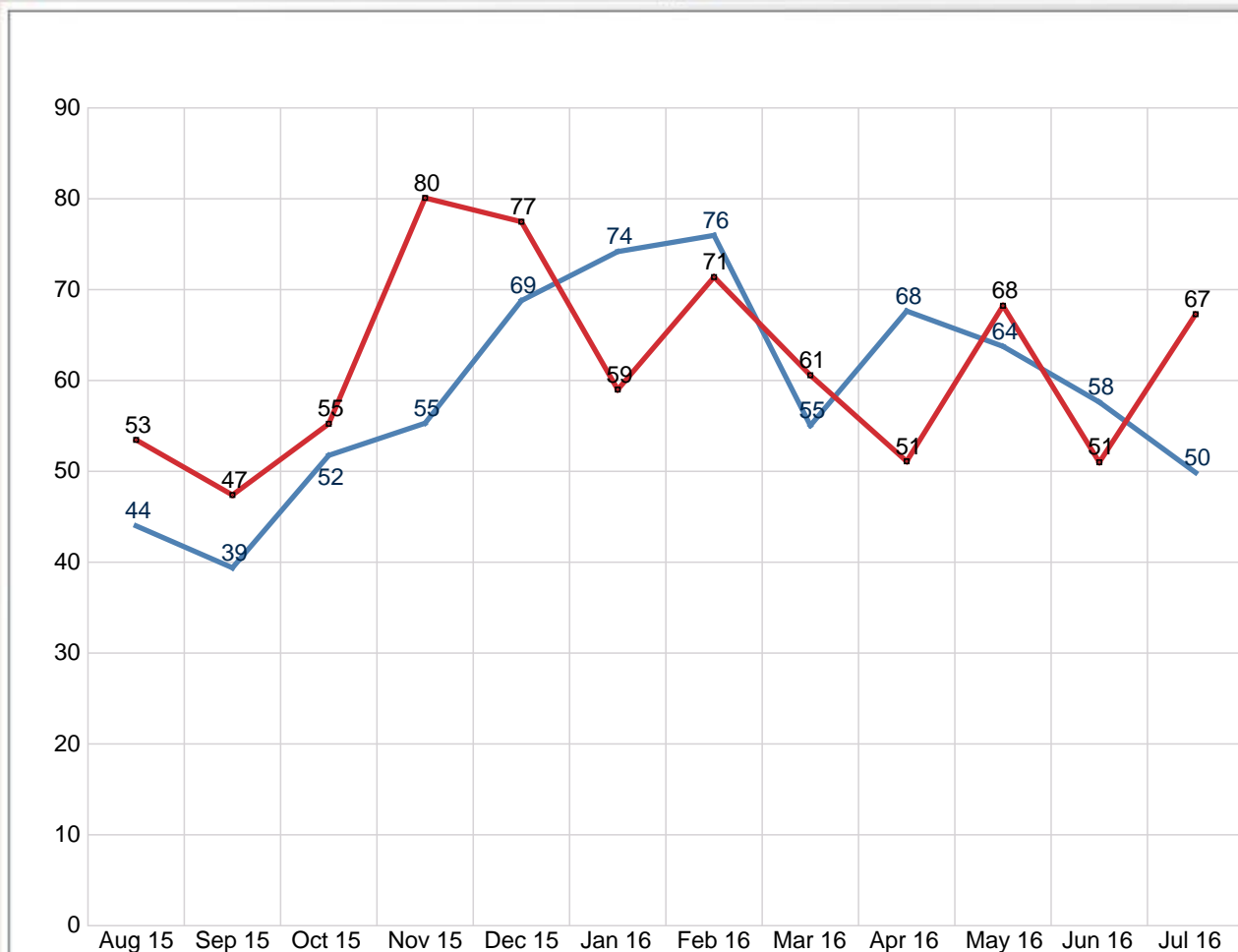
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Market Trends

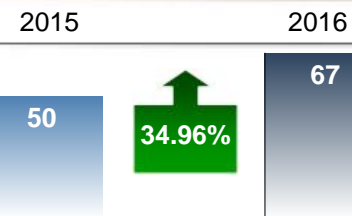
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Comparative Analysis

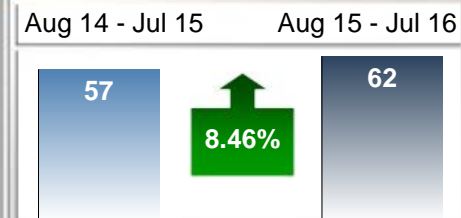
JULY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





July 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

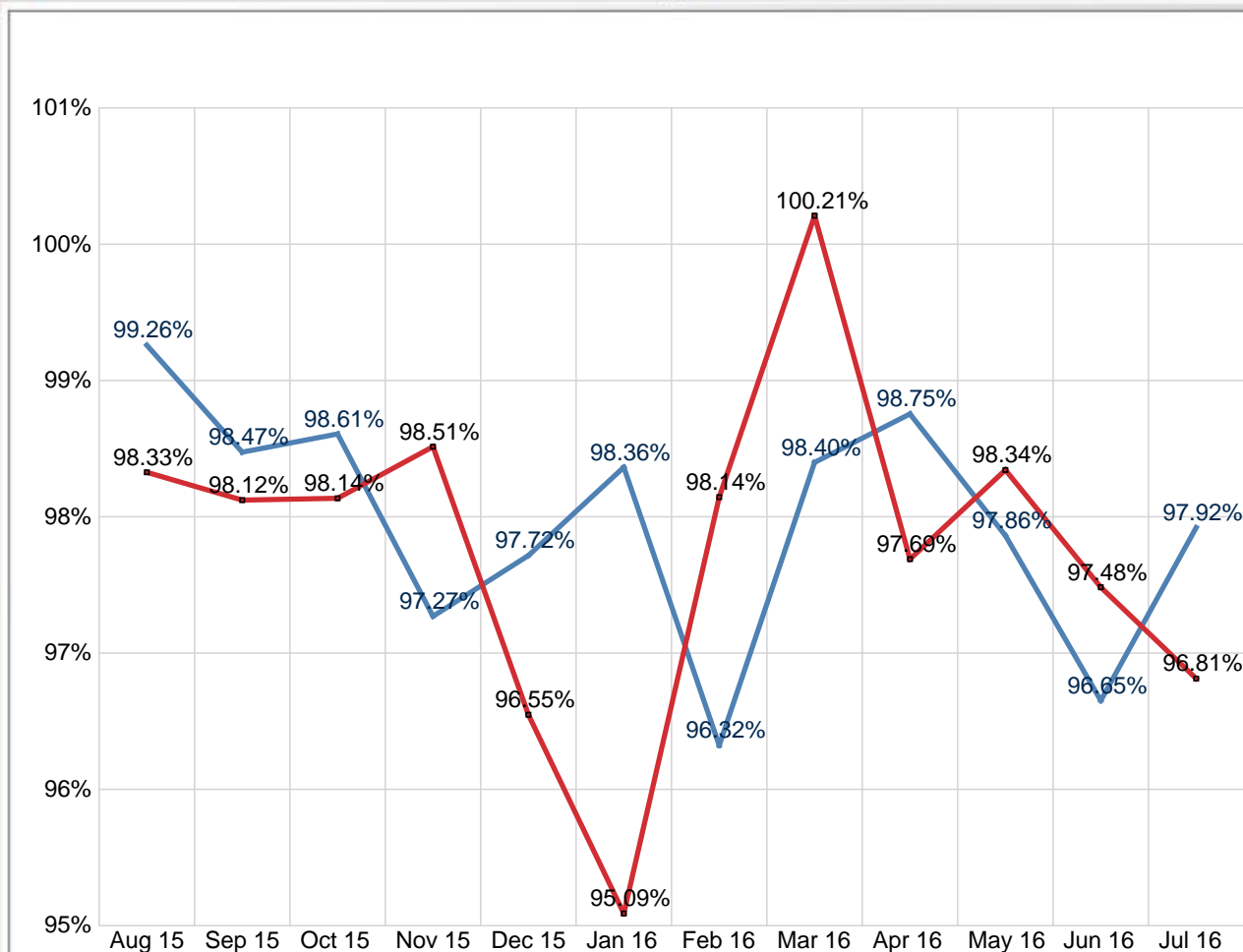
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Comparative Analysis

JULY

2015	2016
97.92%	96.81%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.13%</div> 	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
97.76%	97.80%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.05%</div> 	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
98.01%	97.84%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.17%</div> 	



July 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

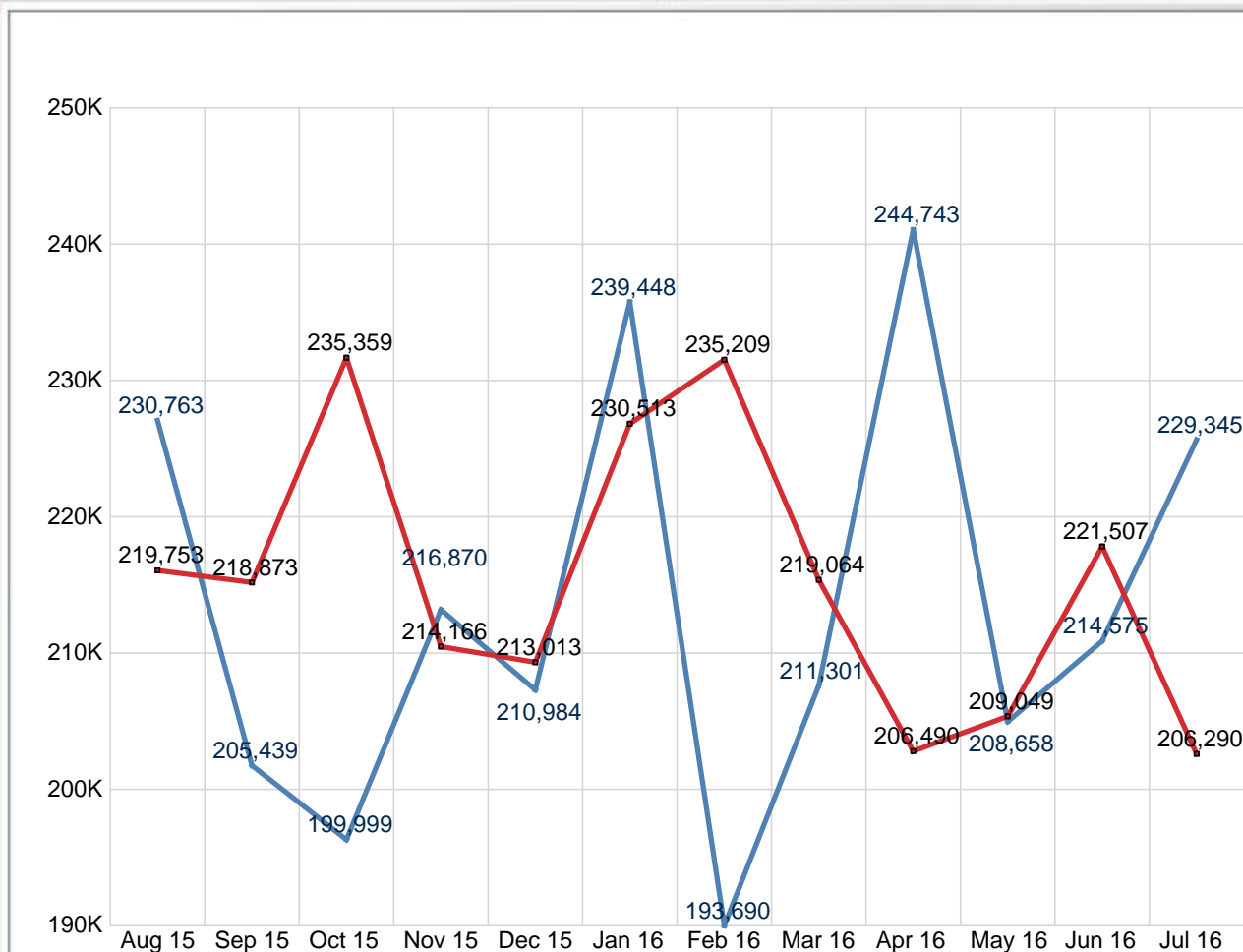
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Market Trends

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Comparative Analysis

JULY

2015	2016
229,345	206,290
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-10.05%</div> 	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
220,638	215,458
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.35%</div> 	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
217,630	217,275
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.16%</div> 	