



July 2016

Area Delimited by Zipcode 73044 - Residential Property Type

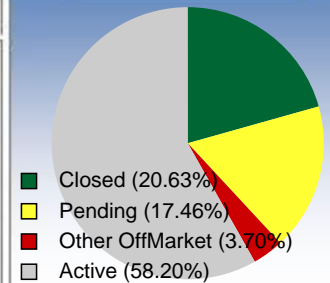


Absorption: Last 12 months, an Average of **29** Sales/Month

Active Inventory as of July 31, 2016 = **110**

	JULY		
	2015	2016	+/- %
Closed Listings	32	39	21.88%
Pending Listings	25	33	32.00%
New Listings	57	39	-31.58%
Median List Price	171,248	153,500	-10.36%
Median Sale Price	170,000	153,500	-9.71%
Median Percent of List Price to Selling Price	99.23%	99.12%	-0.11%
Median Days on Market to Sale	26.50	34.00	28.30%
End of Month Inventory	133	110	-17.29%
Months Supply of Inventory	4.63	3.76	-18.71%

Market Activity



Monthly Inventory Analysis

Report Produced on: Aug 09, 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 July 2016 decreased **17.29%** to 110 existing homes available for sale. Over the last 12 months this area has had an average of 29 closed sales per month. This represents an unsold inventory index of **3.76** 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 **9.71%** in July 2016 to \$153,500 versus the previous year at \$170,000.

Median Days on Market Lengthens

The median number of **34.00** days that homes spent on the market before selling increased by 7.50 days or **28.30%** in July 2016 compared to last year's same month at **26.50** DOM.

Sales Success for July 2016 is Positive

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

There were 39 New Listings in July 2016, down **31.58%** from last year at 57. Furthermore, there were 39 Closed Listings this month versus last year at 32, a **21.88%** increase.

Closed versus Listed trends yielded a **100.0%** ratio, up from last year's July 2016 at **56.1%**, a **78.13%** 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

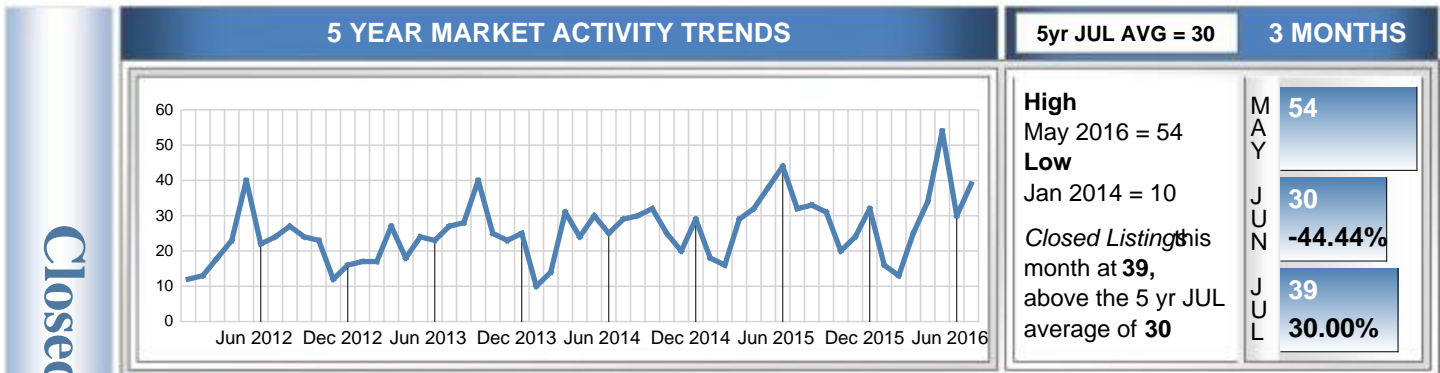
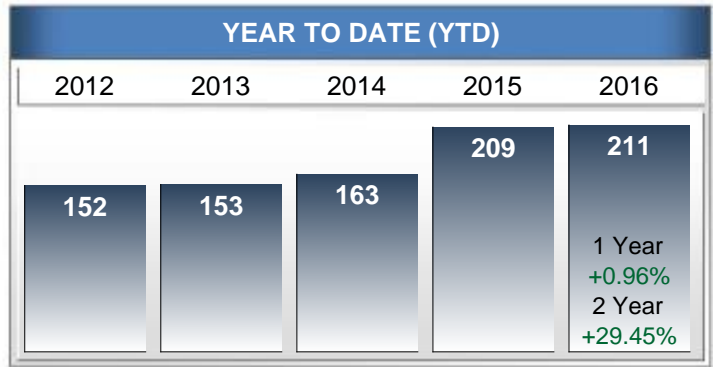
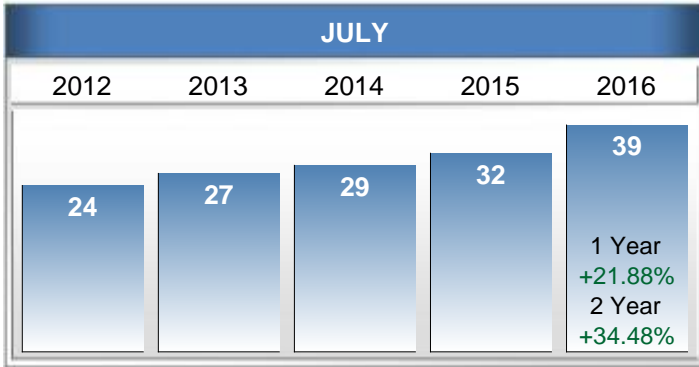
Closed Sales as of Aug 08, 2016



Closed Listings

Report Produced on: Aug 09, 2016

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	2	5.13%	155.5	2	0	0	0
\$25,001 - \$75,000	4	10.26%	13.5	1	3	0	0
\$75,001 - \$125,000	8	20.51%	23.5	0	7	1	0
\$125,001 - \$200,000	10	25.64%	7.0	0	7	3	0
\$200,001 - \$200,000	0	0.00%	7.0	0	0	0	0
\$200,001 - \$225,000	7	17.95%	46.0	0	4	1	2
\$225,001 and up	8	20.51%	73.0	0	4	4	0
Total Closed Units:	39		34.0	3	25	9	2
Total Closed Volume:	6,097,567			62.05K	3.82M	1.80M	420.15K
Median Closed Price:	\$153,500			\$23,000	\$153,000	\$207,200	\$210,075

Closed Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2016

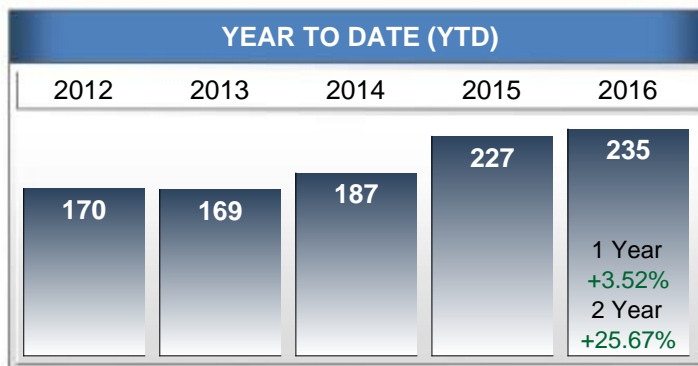
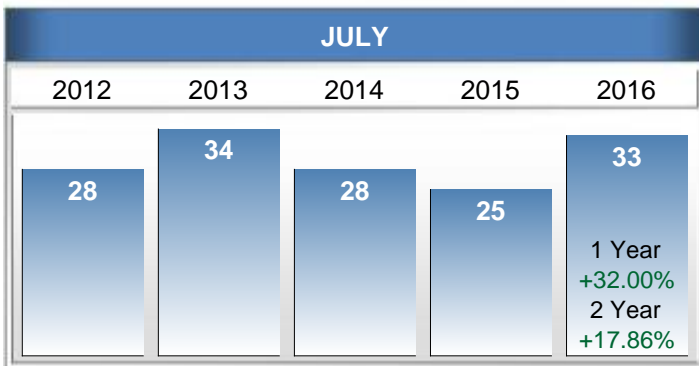
Pending Listings as of Aug 08, 2016



Pending Listings

Report Produced on: Aug 09, 2016

Area Delimited by Zipcode 73044 - 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+		
\$25,000 and less	1	3.03%	106.0	0	1	0	0		
\$25,001 - \$100,000	5	15.15%	67.0	2	3	0	0		
\$100,001 - \$150,000	6	18.18%	20.5	1	4	1	0		
\$150,001 - \$200,000	7	21.21%	21.0	0	5	2	0		
\$200,001 - \$225,000	3	9.09%	0.0	0	3	0	0		
\$225,001 - \$275,000	8	24.24%	49.5	0	5	3	0		
\$275,001 and up	3	9.09%	61.0	0	0	3	0		
Total Pending Units:				33	31.0	3	21	9	0.00B
Total Pending Volume:				5,814,417		177.50K	3.35M	2.29M	0.00B
Median Listing Price:				\$165,000		\$30,000	\$159,000	\$248,200	\$0



Monthly Inventory Analysis

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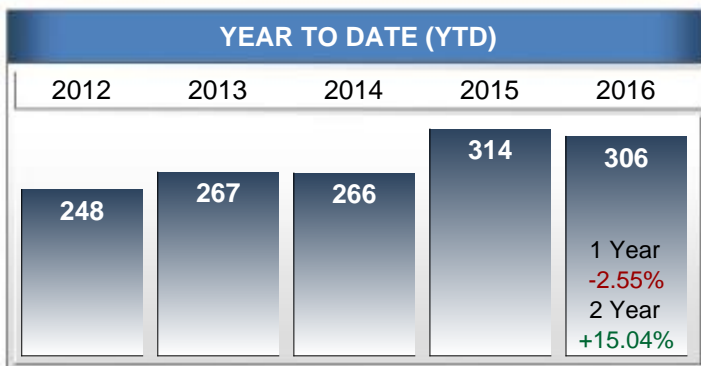
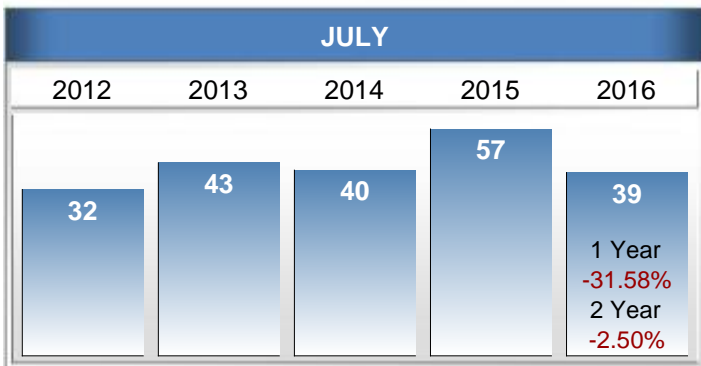
New Listings as of Aug 08, 2016



New Listings

Report Produced on: Aug 09, 2016

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New Listings
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5yr JUL AVG = 42	3 MONTHS
High Mar 2016 = 62	MAY 42
Low Nov 2013 = 17	JUN 46
<i>New Listings</i> this month at 39 , below the 5 yr JUL average of 42	JUL 39
	JUL -15.22%

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	2	5.13%	1	1	0	0
\$50,001 - \$125,000	4	10.26%	2	2	0	0
\$125,001 - \$175,000	9	23.08%	0	8	1	0
\$175,001 - \$200,000	6	15.38%	0	4	2	0
\$200,001 - \$250,000	8	20.51%	0	6	1	1
\$250,001 - \$275,000	6	15.38%	0	4	1	1
\$275,001 and up	4	10.26%	0	1	3	0
Total New Listed Units:	39		3	26	8	2
Total New Listed Volume:	7,665,004		250.00K	4.82M	2.11M	489.90K
Median New Listed Listing Price:	\$199,900		\$85,000	\$192,582	\$235,950	\$244,950



Monthly Inventory Analysis

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July 2016

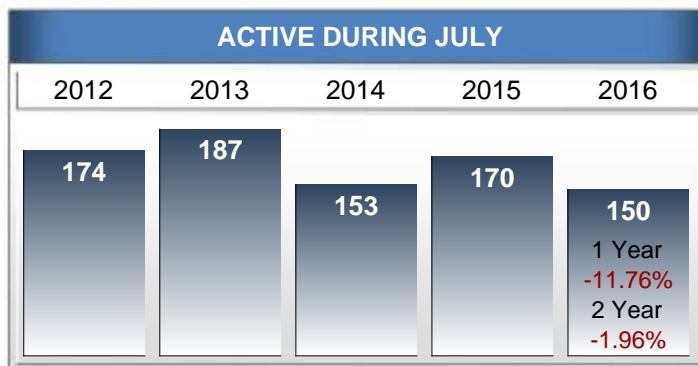
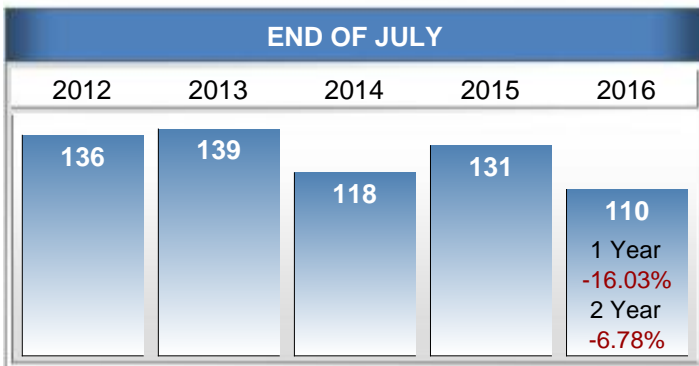
Active Inventory as of Aug 08, 2016



Active Inventory

Report Produced on: Aug 09, 2016

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Active Inventory

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5yr JUL AVG = 127 **3 MONTHS**

High
Oct 2015 = 155

Low
Mar 2014 = 92

Inventory this month at **110**, below the 5 yr JUL average of **127**

MAY	118
JUN	111 -5.93%
JUL	110 -0.90%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	7	6.36%	76.0	4	2	1	0		
\$50,001 - \$125,000	17	15.45%	54.0	7	10	0	0		
\$125,001 - \$150,000	13	11.82%	75.0	1	9	3	0		
\$150,001 - \$200,000	25	22.73%	46.0	0	18	6	1		
\$200,001 - \$250,000	19	17.27%	55.0	0	13	4	2		
\$250,001 - \$275,000	10	9.09%	37.0	0	6	3	1		
\$275,001 and up	19	17.27%	92.0	0	4	9	6		
Total Active Inventory by Units:				110	57.0	12	62	26	10
Total Active Inventory by Volume:				21,745,954		879.55K	11.00M	6.68M	3.19M
Median Active Inventory Listing Price:				\$194,700		\$69,950	\$189,700	\$222,450	\$279,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2016

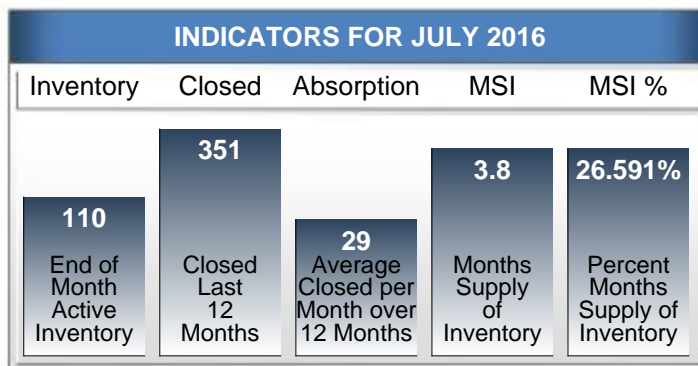
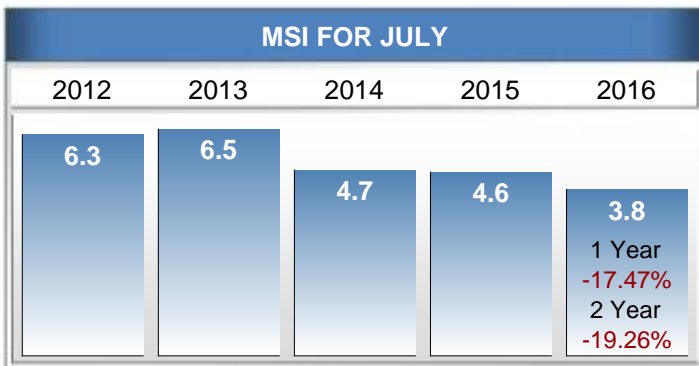
Active Inventory as of Aug 08, 2016



Months Supply of Inventory

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Months Supply
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5yr JUL AVG = 5.2	3 MONTHS
High Feb 2012 = 8.2 Low Jul 2016 = 3.8 <i>Months Supply</i> this month at 3.8 , below the 5 yr JUL average of 5.2	M A Y 4.0 J U N 3.9 -2.10% J U L 3.8 -2.88%

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	7		6.36%	2.3	2.7	1.7	4.0	0.0
\$50,001 - \$125,000	17		15.45%	2.7	4.7	2.4	0.0	0.0
\$125,001 - \$150,000	13		11.82%	5.0	12.0	4.2	12.0	0.0
\$150,001 - \$200,000	25		22.73%	3.2	0.0	3.0	3.3	12.0
\$200,001 - \$250,000	19		17.27%	3.0	0.0	3.3	1.8	8.0
\$250,001 - \$275,000	10		9.09%	6.7	0.0	10.3	5.1	3.0
\$275,001 and up	19		17.27%	12.0	0.0	5.3	18.0	18.0
MSI:	3.8				3.8	3.3	4.3	8.0
Total Active Inventory:	110				12	62	26	10



Monthly Inventory Analysis

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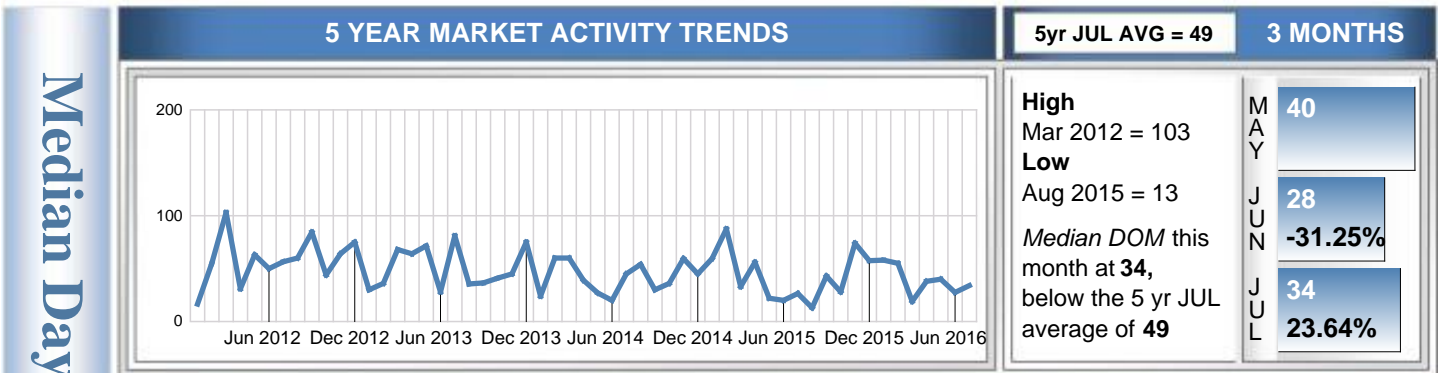
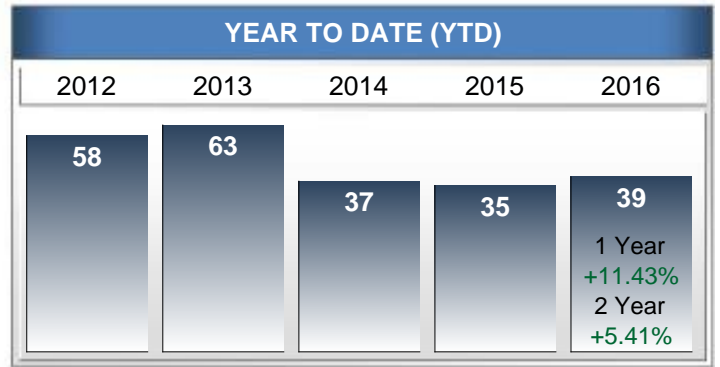
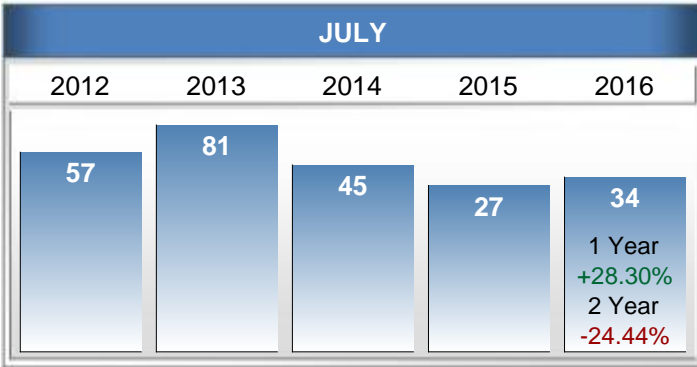
Closed Sales as of Aug 08, 2016



Median Days on Market to Sale

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Median Days on Market

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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+
\$25,000 and less	2			5.13%	155.5	155.5	0.0	0.0	0.0
\$25,001 - \$75,000	4			10.26%	13.5	1.0	16.0	0.0	0.0
\$75,001 - \$125,000	8			20.51%	23.5	0.0	29.0	18.0	0.0
\$125,001 - \$200,000	10			25.64%	7.0	0.0	8.0	6.0	0.0
\$200,001 - \$200,000	0			0.00%	7.0	0.0	0.0	0.0	0.0
\$200,001 - \$225,000	7			17.95%	46.0	0.0	14.5	213.0	218.5
\$225,001 and up	8			20.51%	73.0	0.0	100.5	73.0	0.0
Median Closed DOM:					34.0	76.0	28.0	34.0	218.5
Total Closed Units:					39	3	25	9	2
Total Closed Volume:					6,097,567	62.05K	3.82M	1.80M	420.15K



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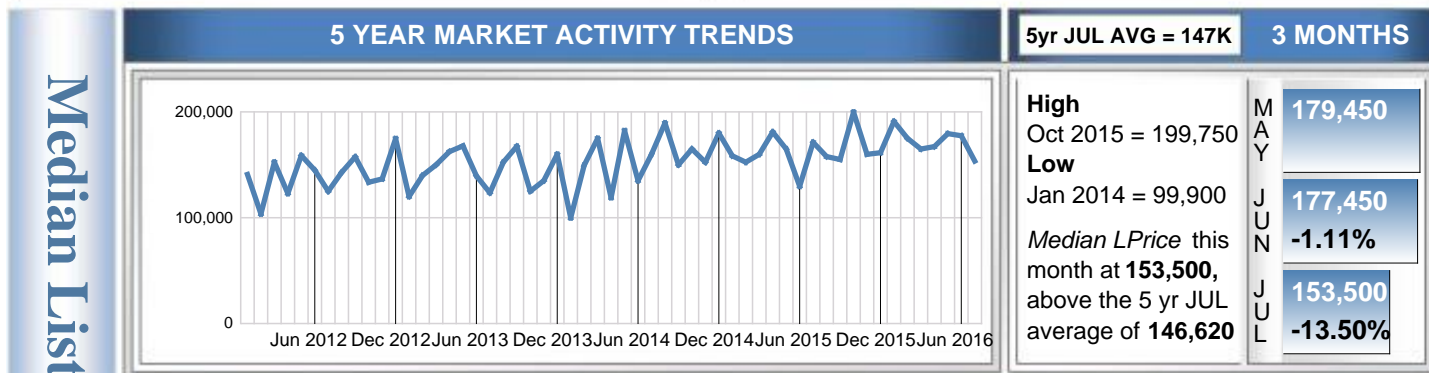
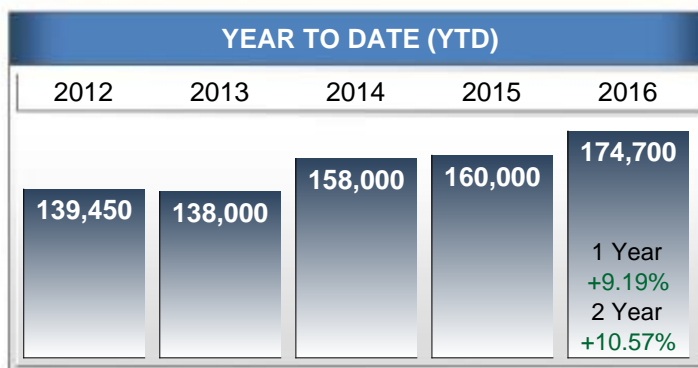
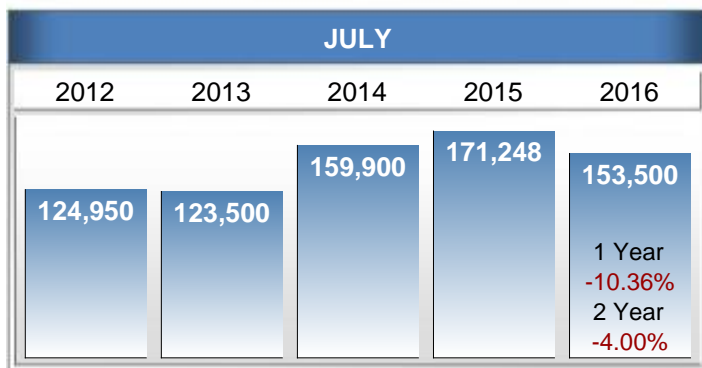
Closed Sales as of Aug 08, 2016



Median List Price at Closing

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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+
\$25,000 and less	0		0.00%	73	0	0	0	0
\$25,001 \$75,000	6		15.38%	40,625	30,000	56,000	0	0
\$75,001 \$125,000	7		17.95%	109,500	0	109,500	0	0
\$125,001 \$200,000	12		30.77%	153,250	0	153,500	145,000	0
\$200,001 \$200,000	0		0.00%	153,250	0	0	0	0
\$200,001 \$225,000	6		15.38%	214,575	0	214,575	0	214,450
\$225,001 and up	8		20.51%	245,350	0	253,250	245,350	0
Median List Price:	\$153,500				\$30,000	\$153,000	\$199,900	\$214,450
Total Closed Units:	39				3	25	9	2
Total List Volume:	6,220,205				90.50K	3.91M	1.80M	428.90K



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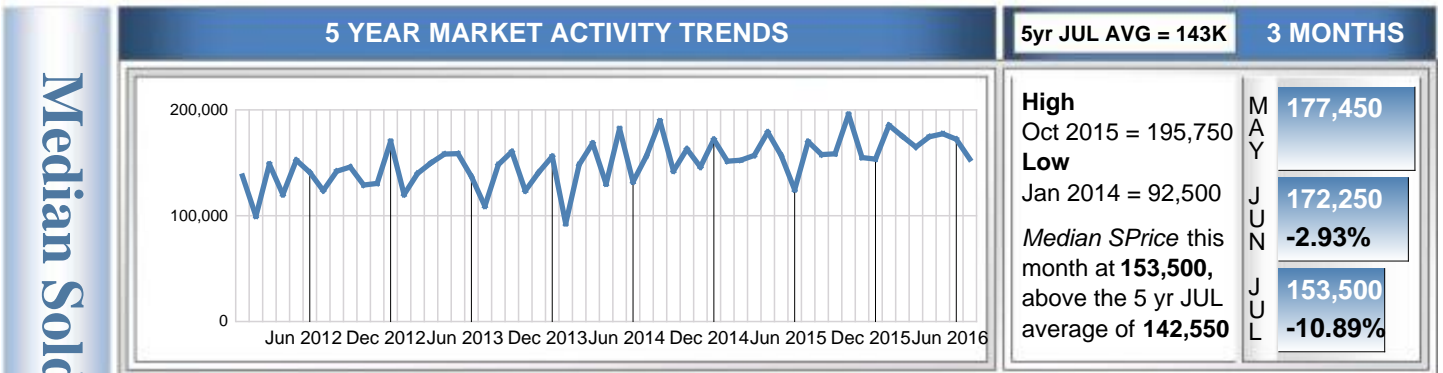
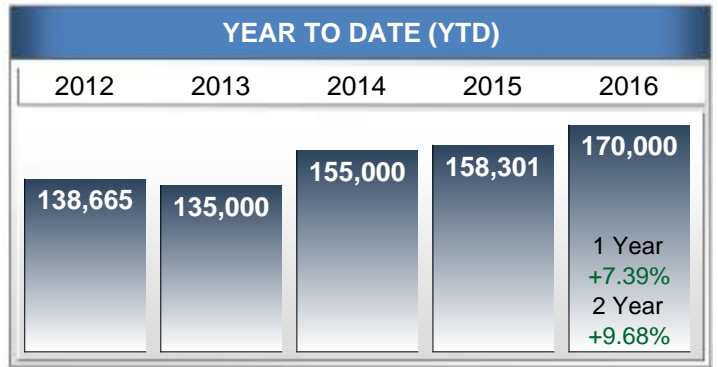
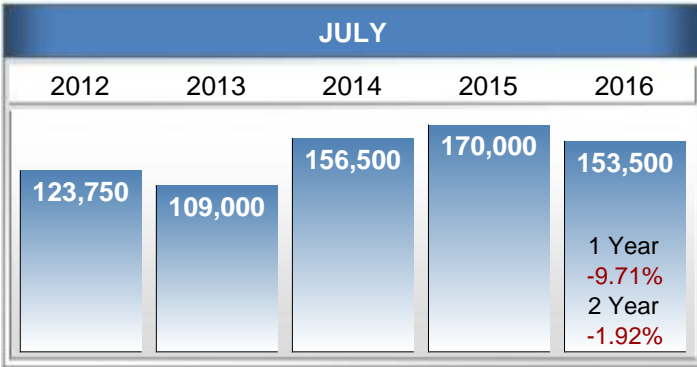
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Median Sold Price at Closing

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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+
\$25,000 and less	2	5.13%	16,026	16,026	0	0	0
\$25,001 - \$75,000	4	10.26%	50,313	30,000	55,125	0	0
\$75,001 - \$125,000	8	20.51%	105,250	0	103,000	125,000	0
\$125,001 - \$200,000	10	25.64%	153,250	0	153,500	143,000	0
\$200,001 - \$200,000	0	0.00%	153,250	0	0	0	0
\$200,001 - \$225,000	7	17.95%	212,250	0	213,625	207,200	210,075
\$225,001 and up	8	20.51%	244,750	0	240,500	247,100	0
Median Closed Price:	\$153,500			\$23,000	\$153,000	\$207,200	\$210,075
Total Closed Units:	39			3	25	9	2
Total Closed Volume:	6,097,567			62.05K	3.82M	1.80M	420.15K



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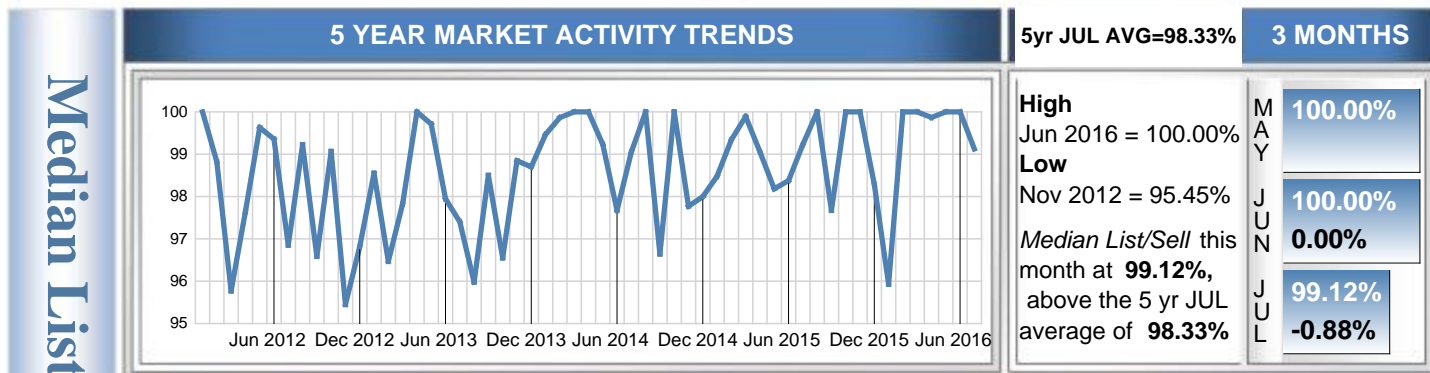
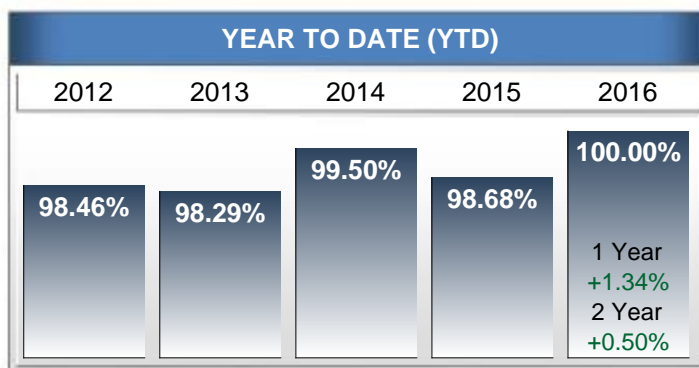
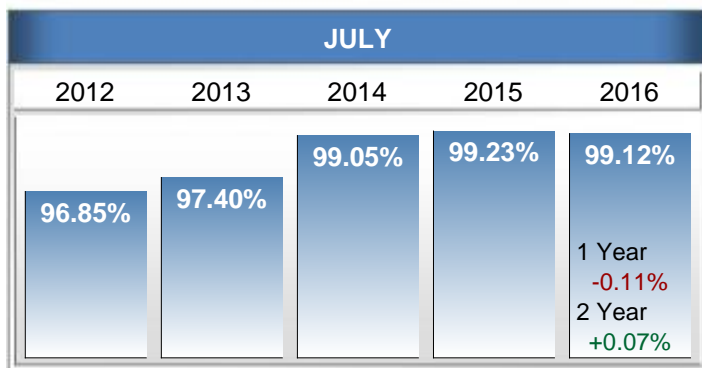
Closed Sales as of Aug 08, 2016



Median Percent of List Price to Selling Price

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Median List/Sell Price

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MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	2	5.13%	54.50%	54.50%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	4	10.26%	93.95%	92.31%	95.59%	0.00%	0.00%
\$75,001 - \$125,000	8	20.51%	99.09%	0.00%	100.00%	96.90%	0.00%
\$125,001 - \$200,000	10	25.64%	99.52%	0.00%	100.00%	98.80%	0.00%
\$200,001 - \$200,000	0	0.00%	99.52%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$225,000	7	17.95%	100.00%	0.00%	100.00%	109.23%	98.01%
\$225,001 and up	8	20.51%	99.18%	0.00%	96.08%	100.01%	0.00%
Median List/Sell Ratio: 99.12%				76.67%	100.00%	99.62%	98.01%
Total Closed Units: 39					3	25	9
Total Closed Volume: 6,097,567				62.05K	3.82M	1.80M	420.15K



Monthly Inventory Analysis

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Inventory as of Aug 08, 2016



Market Summary

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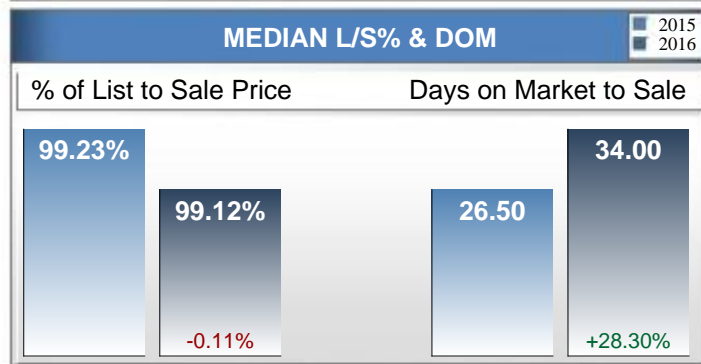
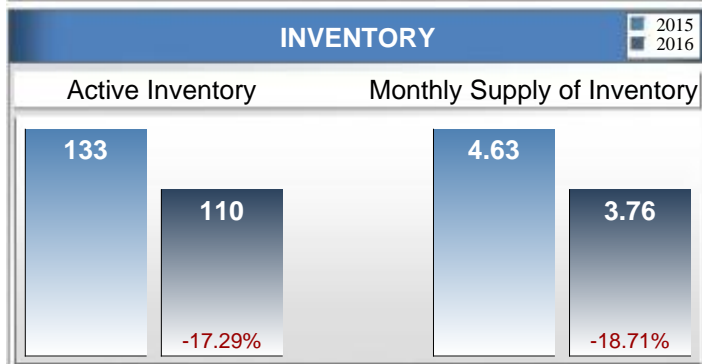
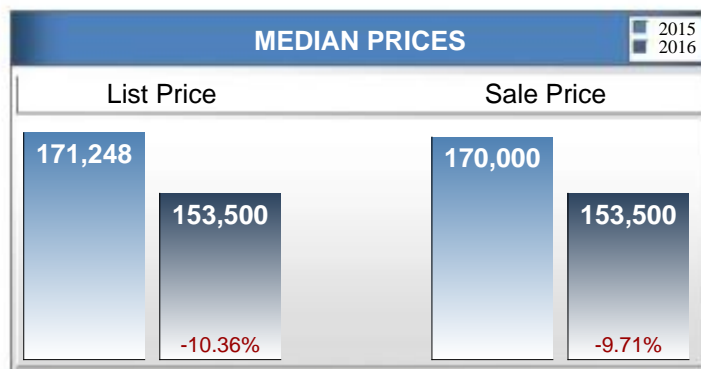
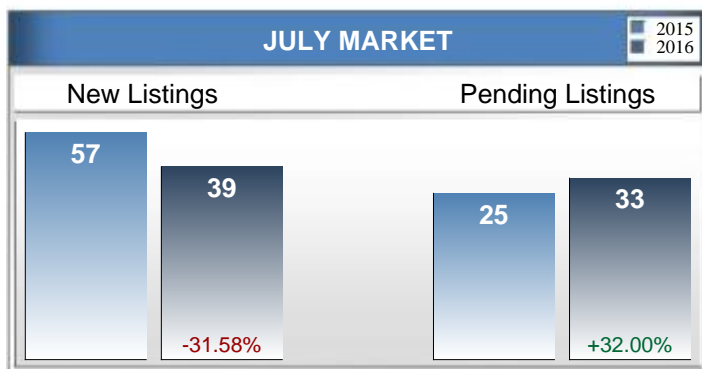
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Absorption: Last 12 months, an Average of 29 Sales/Month

Active Inventory as of July 31, 2016 = 110

	JULY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	32	39	21.88%	209	211	0.96%
Pending Sales	25	33	32.00%	227	235	3.52%
New Listings	57	39	-31.58%	314	306	-2.55%
Median List Price	171,248	153,500	-10.36%	160,000	174,700	9.19%
Median Sale Price	170,000	153,500	-9.71%	158,301	170,000	7.39%
Median Percent of List Price to Selling Price	99.23%	99.12%	-0.11%	98.68%	100.00%	1.34%
Median Days on Market to Sale	26.50	34.00	28.30%	35.00	39.00	11.43%
Monthly Inventory	133	110	-17.29%	133	110	-17.29%
Months Supply of Inventory	4.63	3.76	-18.71%	4.63	3.76	-18.71%





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Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

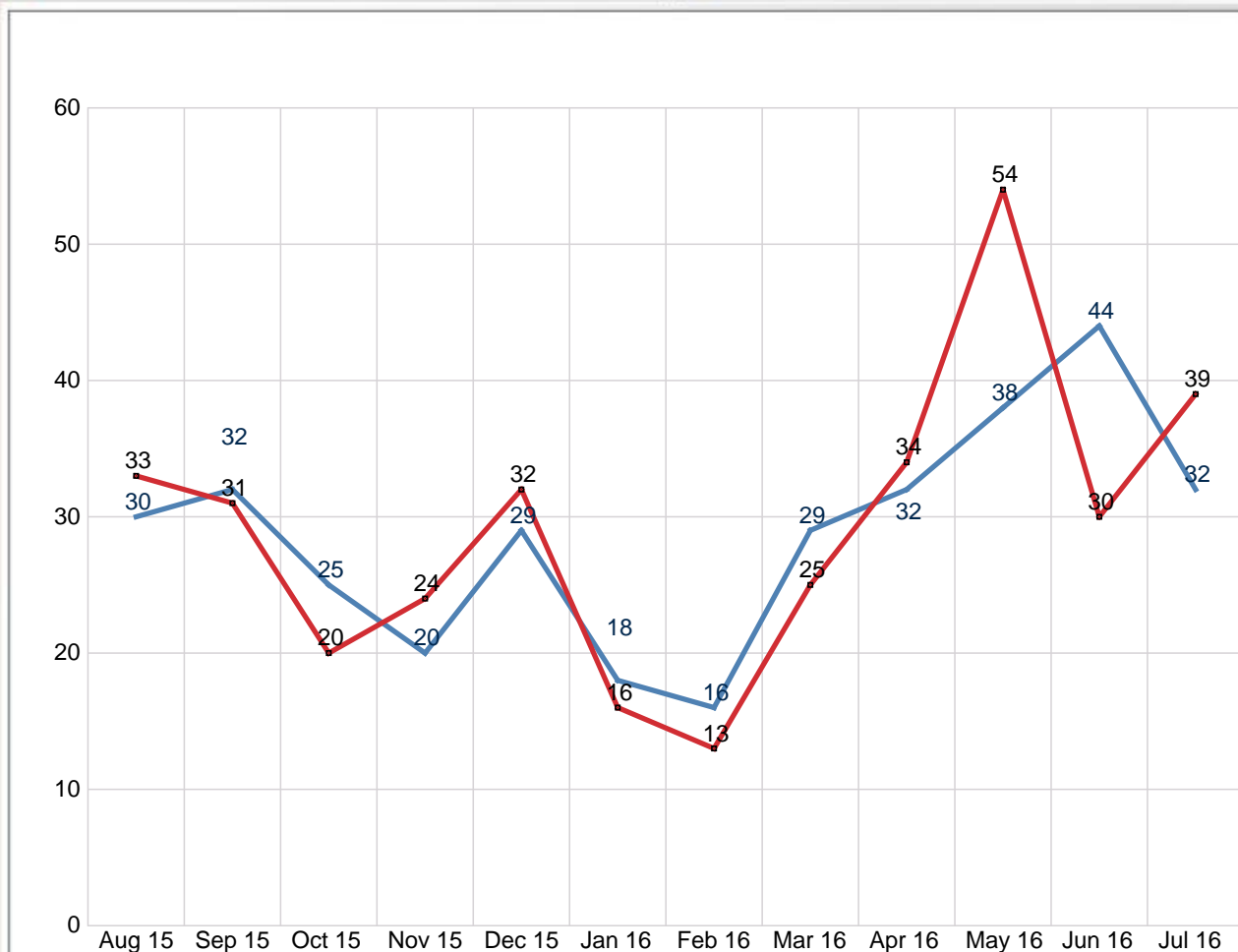
Report Produced on: Aug 09, 2016

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
32	39
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 21.88%	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
209	211
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 0.96%	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
345	351
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 1.74%	



July 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

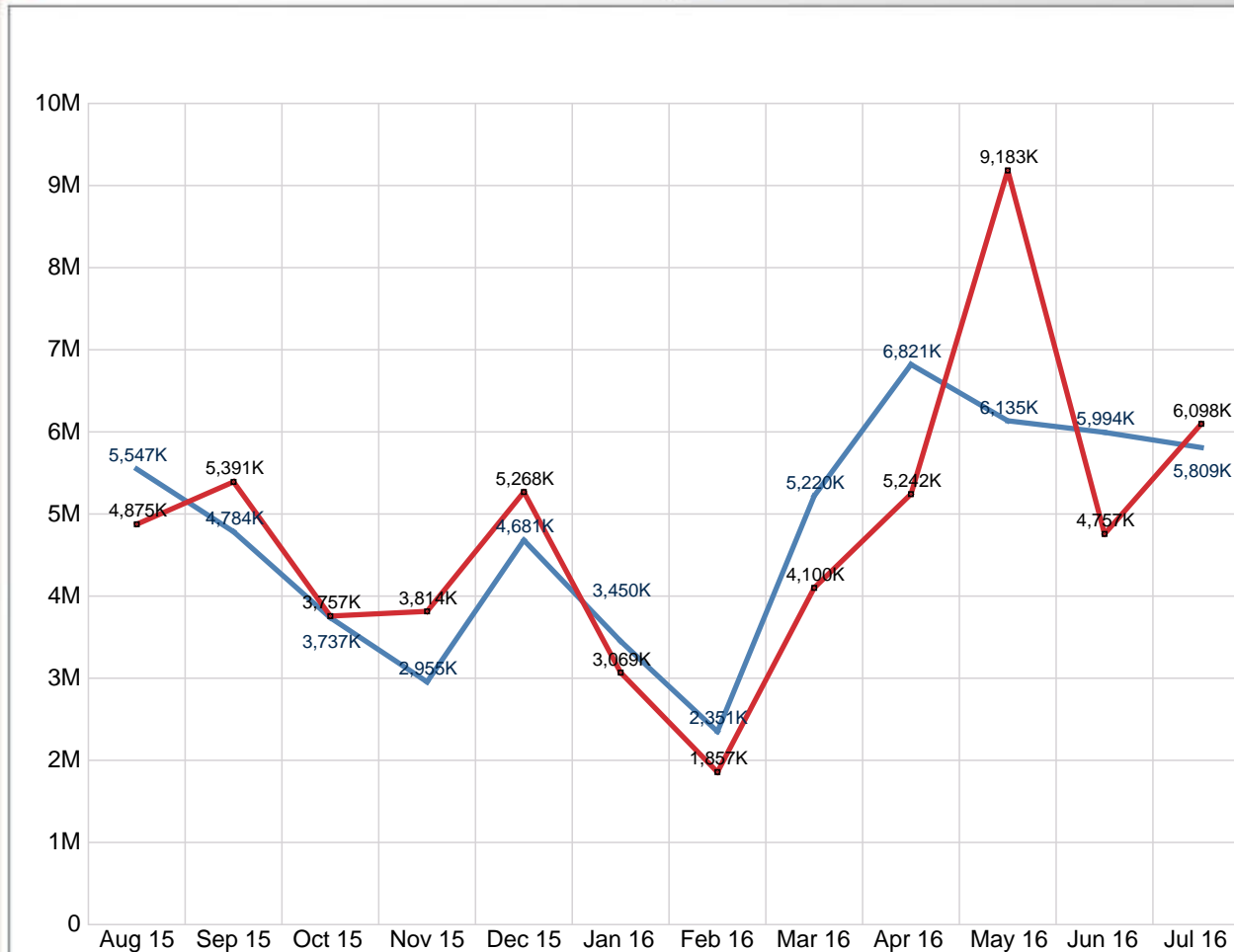
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Comparative Analysis

JULY

2015	2016
6M	6M
<div style="color: green; font-size: 2em;">↑</div> 4.97%	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
36M	34M
<div style="color: red; font-size: 2em;">↓</div> -4.12%	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
57M	57M
<div style="color: red; font-size: 2em;">↓</div> -0.13%	



July 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

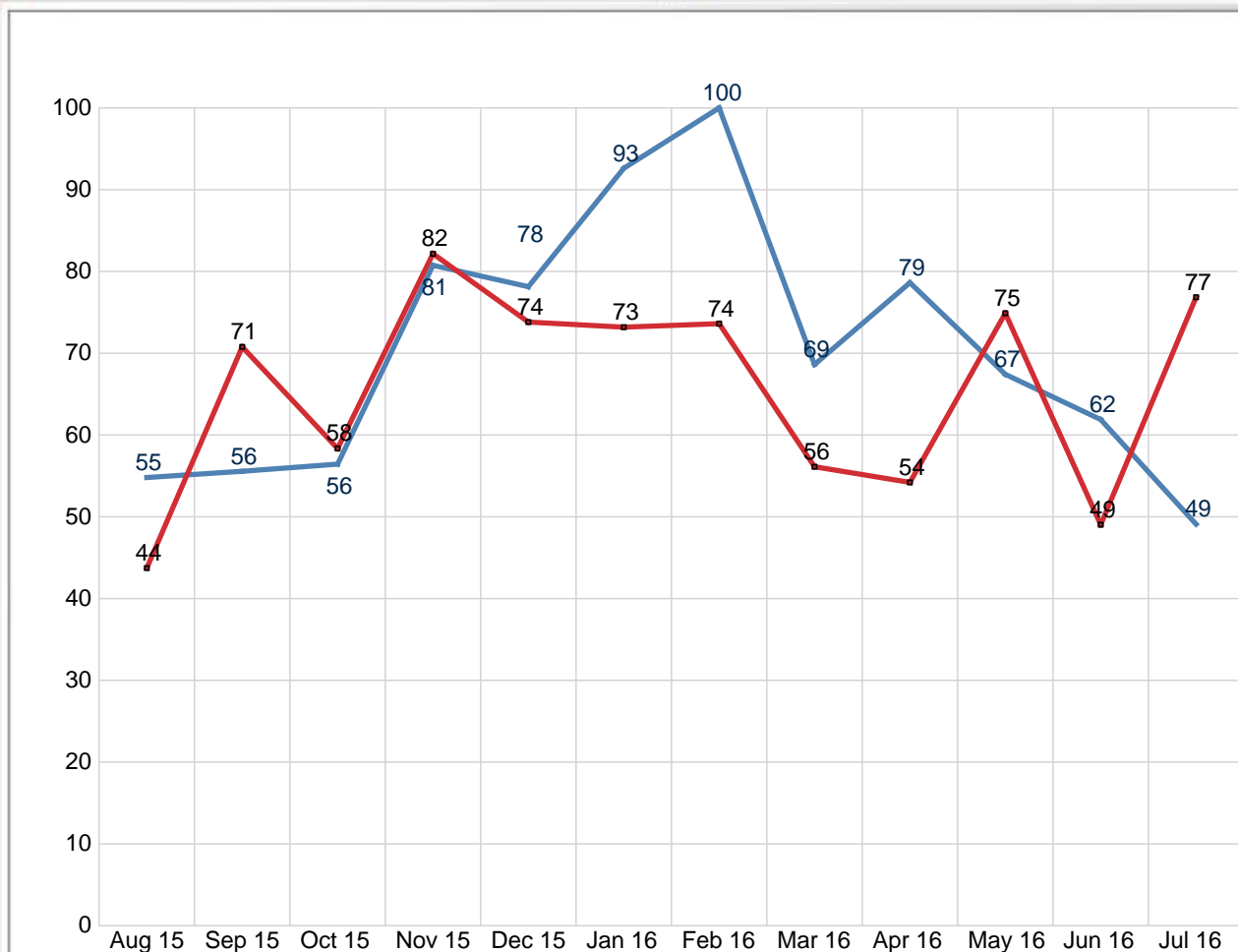
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Comparative Analysis

JULY

2015 2016



YEAR TO DATE (YTD)

Jan - Jul 2015 Jan - Jul 2016



12 MONTH COMPARATIVE

Aug 14 - Jul 15 Aug 15 - Jul 16





July 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

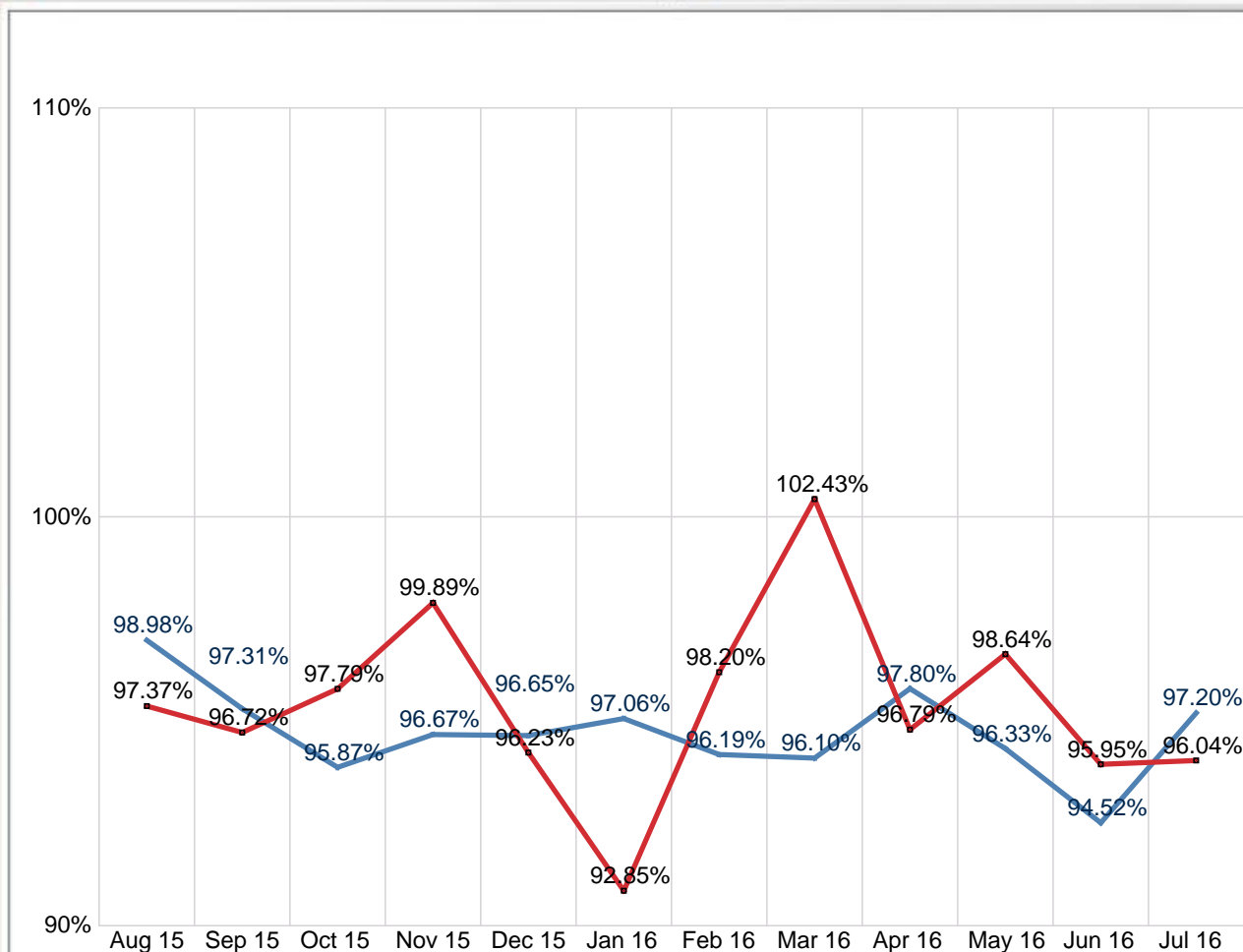
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Comparative Analysis

JULY

2015	2016
97.20%	96.04%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.20%</div>	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
96.33%	97.46%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">1.18%</div>	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
96.66%	97.46%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.83%</div>	



July 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

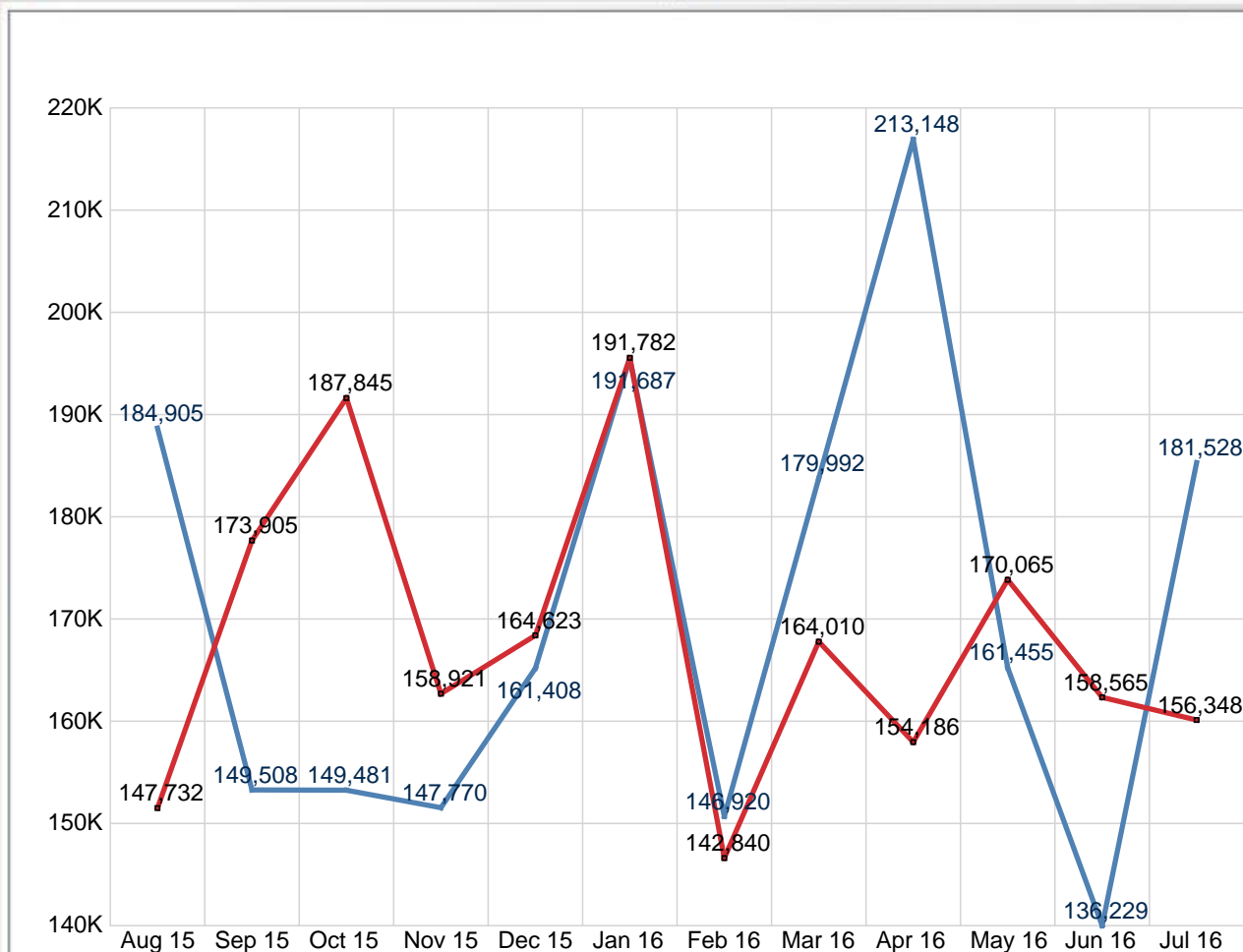
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Comparative Analysis

JULY

2015	2016
181,528	156,348
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-13.87%</div>	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
171,196	162,588
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-5.03%</div>	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
166,622	163,565
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.83%</div>	