



July 2016

Area Delimited by City Of Edmond -
Residential Property Type

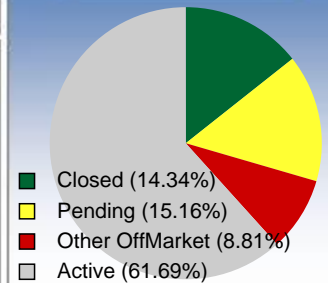


Absorption: Last 12 months, an Average of **315** Sales/Month

Active Inventory as of July 31, 2016 = **1,652**

	JULY		
	2015	2016	+/- %
Closed Listings	440	384	-12.73%
Pending Listings	363	406	11.85%
New Listings	619	629	1.62%
Median List Price	250,000	244,050	-2.38%
Median Sale Price	249,900	240,000	-3.96%
Median Percent of List Price to Selling Price	99.21%	99.30%	0.09%
Median Days on Market to Sale	19.00	23.00	21.05%
End of Month Inventory	1,351	1,652	22.28%
Months Supply of Inventory	3.99	5.24	31.34%

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) Increases

The total housing inventory at the end of July 2016 rose **22.28%** to 1,652 existing homes available for sale. Over the last 12 months this area has had an average of 315 closed sales per month. This represents an unsold inventory index of **5.24** 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 **3.96%** in July 2016 to \$240,000 versus the previous year at \$249,900.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 4.00 days or **21.05%** in July 2016 compared to last year's same month at **19.00** DOM.

Sales Success for July 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 July 2016, up **1.62%** from last year at 619. Furthermore, there were 384 Closed Listings this month versus last year at 440, a **-12.73%** decrease.

Closed versus Listed trends yielded a **61.0%** ratio, down from last year's July 2016 at **71.1%**, a **14.11%** downswing. This will certainly create pressure on an increasing 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®**

July 2016

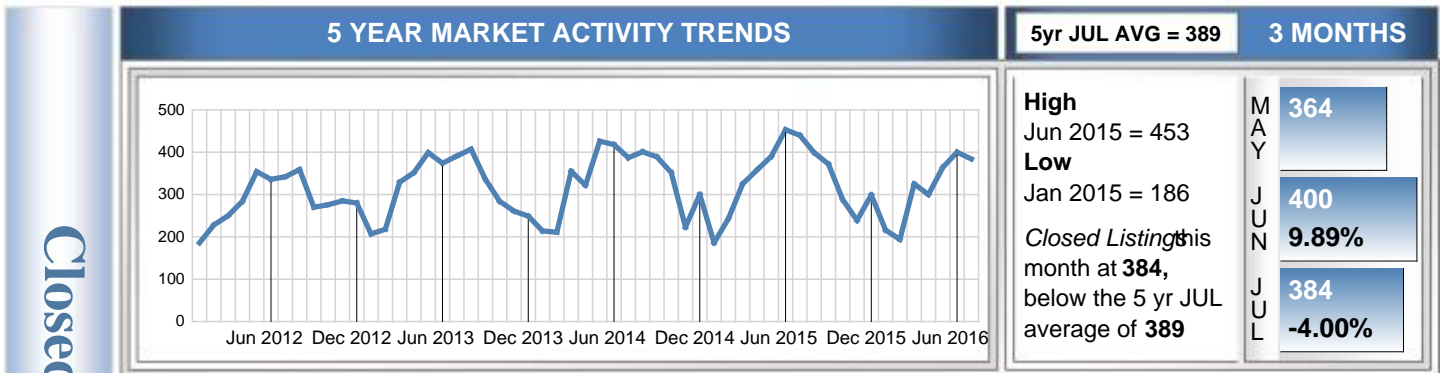
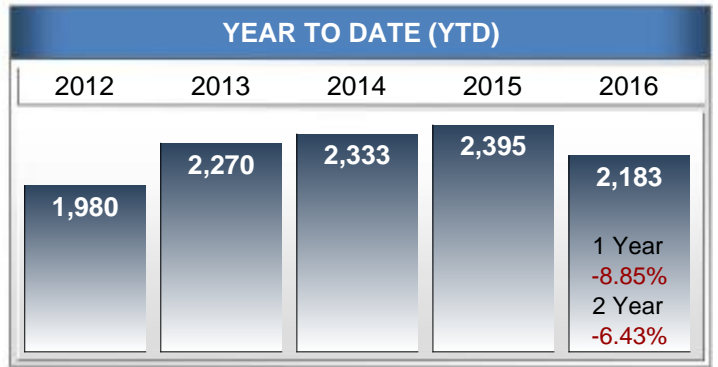
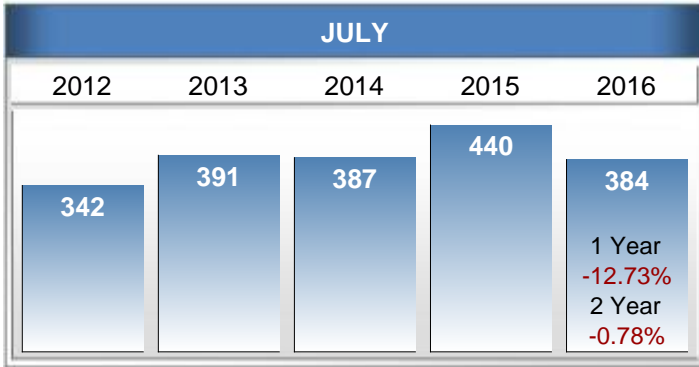
Closed Sales as of Aug 08, 2016



Closed Listings

Report Produced on: Aug 09, 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	21	5.47%	10.0	9	12	0	0	
\$125,001 - \$175,000	69	17.97%	14.0	4	56	9	0	
\$175,001 - \$200,000	50	13.02%	16.0	0	38	11	1	
\$200,001 - \$275,000	94	24.48%	24.0	3	35	55	1	
\$275,001 - \$350,000	57	14.84%	44.0	2	19	34	2	
\$350,001 - \$450,000	52	13.54%	39.0	0	14	33	5	
\$450,001 and up	41	10.68%	54.0	0	2	25	14	
Total Closed Units: 384				23.0	18	176	167	23
Total Closed Volume: 109,274,781					2.79M	38.21M	55.01M	13.26M
Median Closed Price: \$240,000					\$127,750	\$187,950	\$289,900	\$530,000



Monthly Inventory Analysis

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July 2016

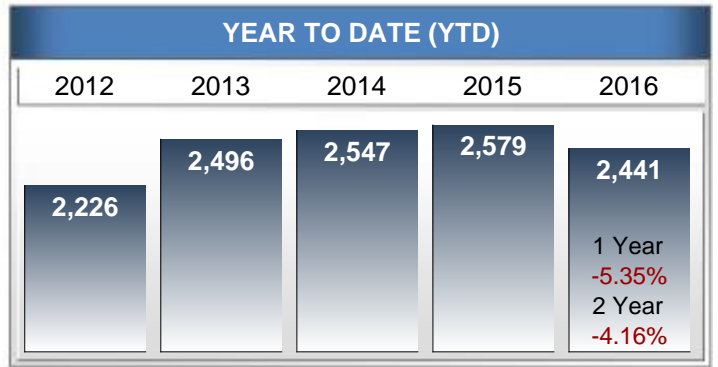
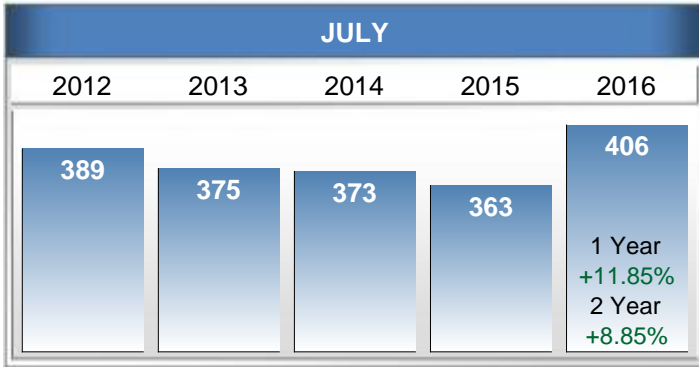
Pending Listings as of Aug 08, 2016



Pending Listings

Report Produced on: Aug 09, 2016

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings
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 Contact an experienced REALTOR



5yr JUL AVG = 381 **3 MONTHS**

High
Apr 2015 = 435

Low
Dec 2015 = 185

Pending Listing this month at **406**, above the 5 yr JUL average of **381**

MAY	384
JUN	395
JUL	406

2.86% (JUN vs JUL)
2.78% (JUL vs JUL)

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	23	5.67%	16.0	7	15	1	0	
\$125,001 - \$150,000	44	10.84%	8.0	2	39	3	0	
\$150,001 - \$175,000	44	10.84%	14.5	1	37	6	0	
\$175,001 - \$250,000	117	28.82%	32.0	0	69	46	2	
\$250,001 - \$325,000	73	17.98%	47.0	0	30	41	2	
\$325,001 - \$450,000	59	14.53%	50.0	2	14	38	5	
\$450,001 and up	46	11.33%	49.0	0	3	35	8	
Total Pending Units: 406				32.0	12	207	170	17
Total Pending Volume: 112,360,629					1.74M	42.90M	58.77M	8.94M
Median Listing Price: \$229,900					\$119,389	\$187,500	\$295,000	\$440,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2016

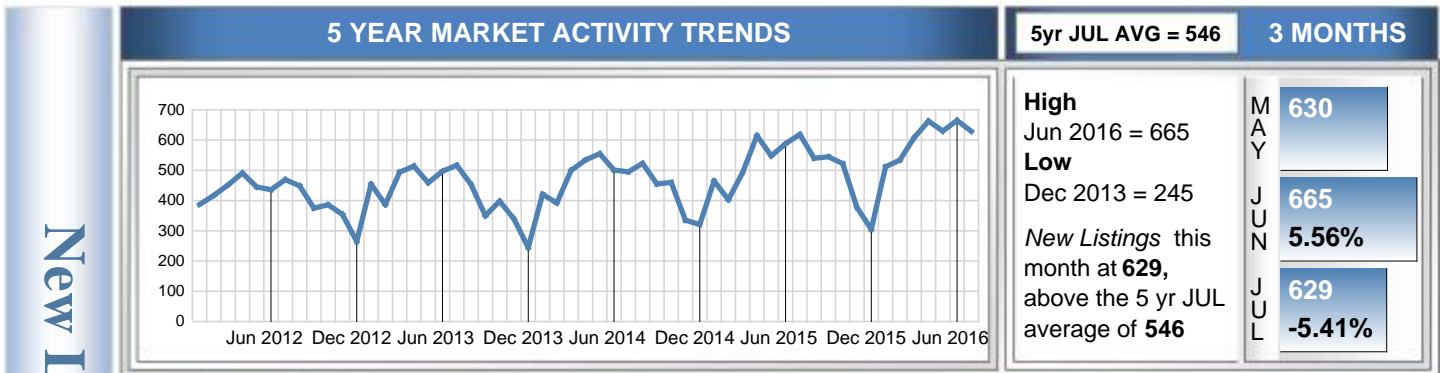
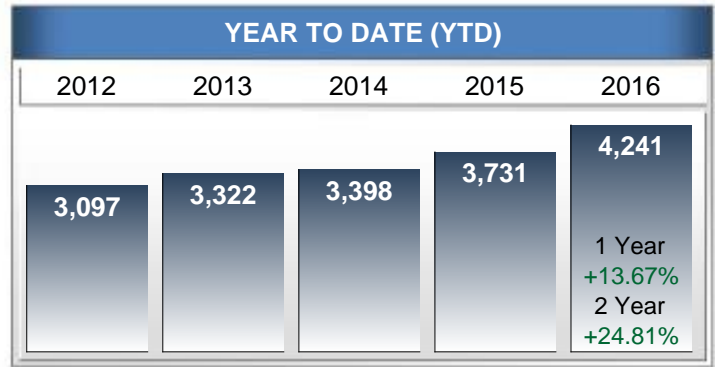
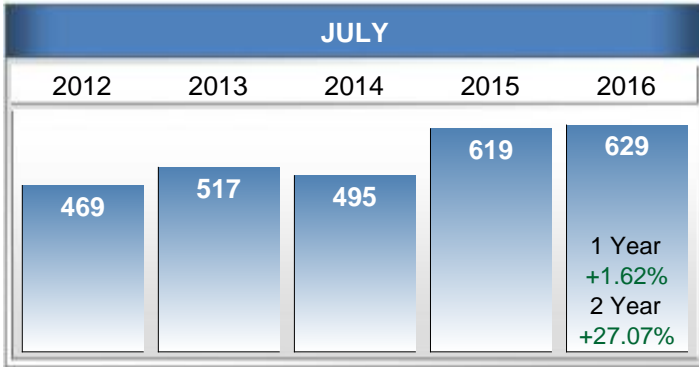
New Listings as of Aug 08, 2016



New Listings

Report Produced on: Aug 09, 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+
\$125,000 and less	19	3.02%	5	12	2	0
\$125,001 - \$175,000	117	18.60%	5	100	12	0
\$175,001 - \$200,000	66	10.49%	4	44	18	0
\$200,001 - \$300,000	186	29.57%	2	93	88	3
\$300,001 - \$375,000	91	14.47%	3	31	51	6
\$375,001 - \$500,000	85	13.51%	2	14	63	6
\$500,001 and up	65	10.33%	0	8	43	14
Total New Listed Units: 629			21	302	277	29
Total New Listed Volume: 190,140,499			4.18M	69.86M	101.02M	15.08M
Median New Listed Listing Price: \$267,500			\$177,900	\$198,943	\$329,999	\$450,000

New Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2016

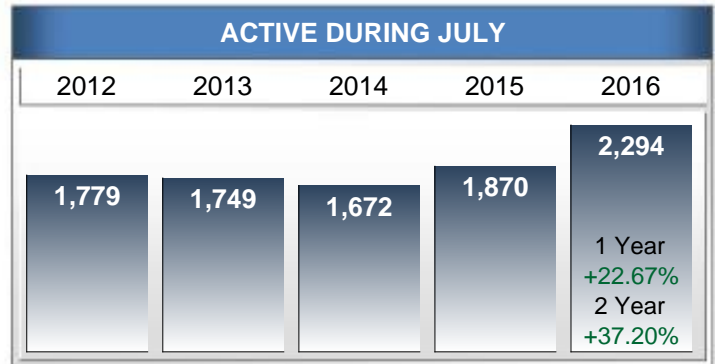
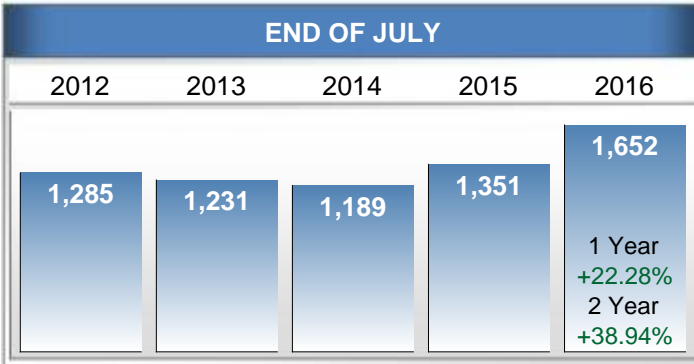
Active Inventory as of Aug 08, 2016



Active Inventory

Report Produced on: Aug 09, 2016

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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



5yr JUL AVG = 1,342	3 MONTHS
High Jun 2016 = 1,665	MAY 1,615
Low Dec 2013 = 1,047	JUN 1,665
<i>Inventory</i> this month at 1,652 , above the 5 yr JUL average of 1,342	JUN 3.10%
	JUL 1,652
	JUL -0.78%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$175,000 and less	168	10.17%	35.0	16	137	15	0		
\$175,001 - \$200,000	131	7.93%	48.0	4	97	30	0		
\$200,001 - \$250,000	210	12.71%	55.0	4	121	85	0		
\$250,001 - \$350,000	479	29.00%	58.0	10	195	250	24		
\$350,001 - \$450,000	272	16.46%	54.0	7	74	168	23		
\$450,001 - \$625,000	219	13.26%	69.0	4	36	143	36		
\$625,001 and up	173	10.47%	101.0	2	12	97	62		
Total Active Inventory by Units:				1,652	60.0	47	672	788	145
Total Active Inventory by Volume:				649,473,563		13.12M	192.18M	335.63M	108.54M
Median Active Inventory Listing Price:				\$313,800		\$239,900	\$247,495	\$360,000	\$560,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

July 2016

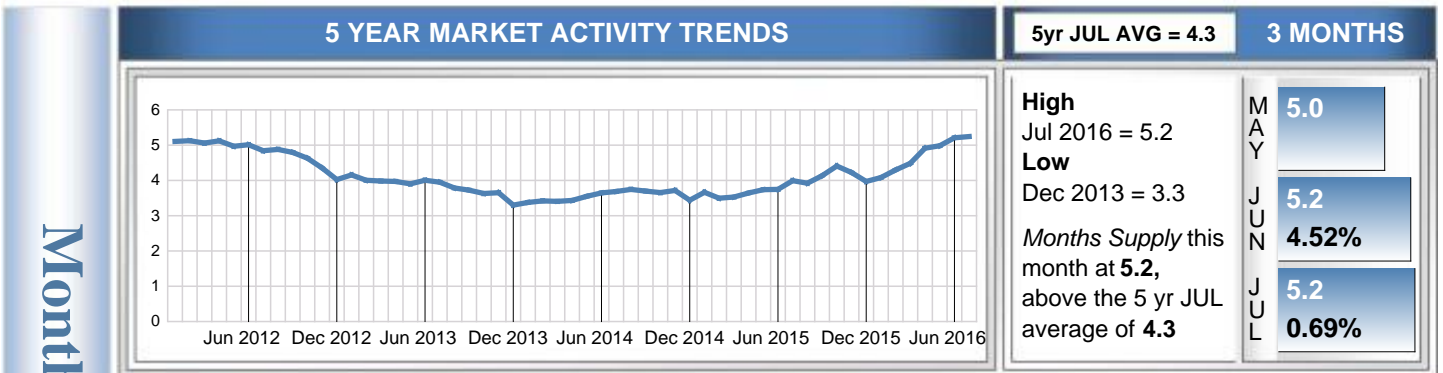
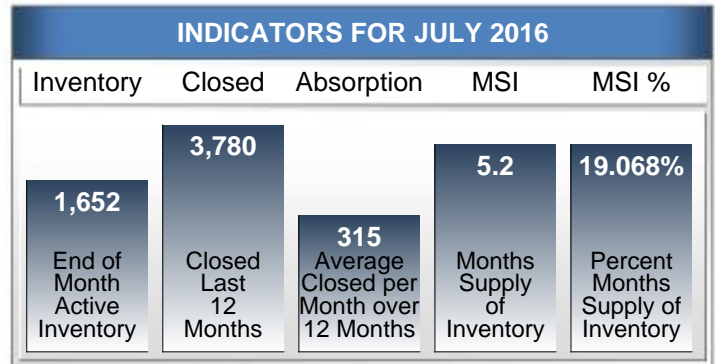
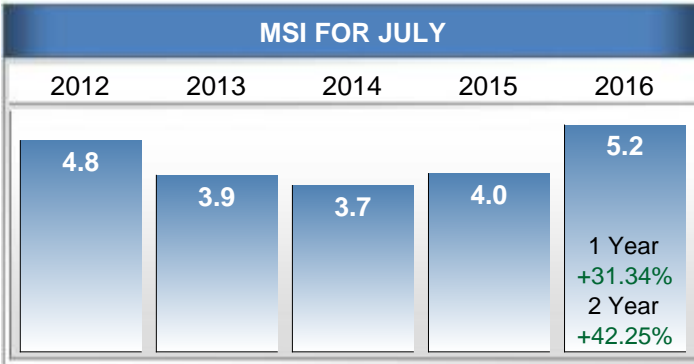
Active Inventory as of Aug 08, 2016



Months Supply of Inventory

Report Produced on: Aug 09, 2016

Area Delimited by City Of Edmond - 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+
\$175,000 and less	168	10.17%	1.9	1.6	2.0	2.0	0.0
\$175,001 - \$200,000	131	7.93%	3.5	12.0	3.7	2.8	0.0
\$200,001 - \$250,000	210	12.71%	4.0	2.2	4.7	3.4	0.0
\$250,001 - \$350,000	479	29.00%	6.4	7.5	7.8	5.4	9.6
\$350,001 - \$450,000	272	16.46%	8.0	28.0	9.3	7.2	9.5
\$450,001 - \$625,000	219	13.26%	10.9	48.0	18.0	9.9	10.0
\$625,001 and up	173	10.47%	17.4	0.0	36.0	18.8	14.0
MSI:	5.2			3.4	4.3	6.0	10.8
Total Active Inventory:	1,652			47	672	788	145



Monthly Inventory Analysis

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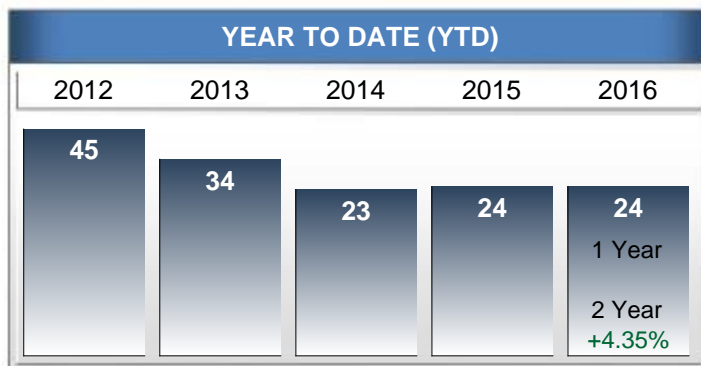
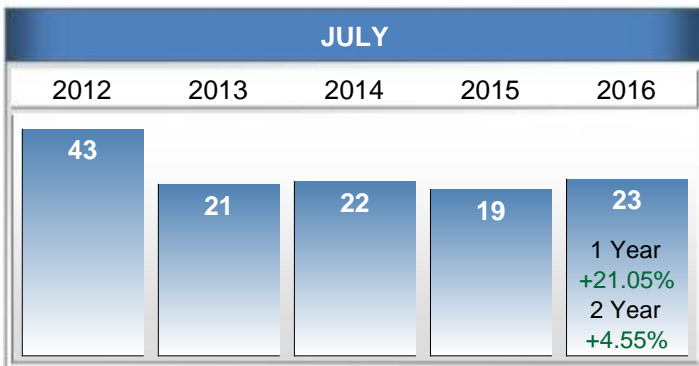
Closed Sales as of Aug 08, 2016



Median Days on Market to Sale

Report Produced on: Aug 09, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market
 Ready to Buy or Sell Real Estate?
 Contact an experienced REALTOR



5yr JUL AVG = 26 **3 MONTHS**

High
Feb 2012 = 72

Low
May 2015 = 16

Median DOM this month at **23**, below the 5 yr JUL average of **26**

MAY	29
JUN	21 -28.07%
JUL	23 12.20%

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	21			5.47%	10.0	17.0	4.5	0.0	0.0
\$125,001 - \$175,000	69			17.97%	14.0	54.5	11.0	26.0	0.0
\$175,001 - \$200,000	50			13.02%	16.0	0.0	14.0	21.0	80.0
\$200,001 - \$275,000	94			24.48%	24.0	141.0	23.0	15.0	66.0
\$275,001 - \$350,000	57			14.84%	44.0	54.5	51.0	42.5	13.5
\$350,001 - \$450,000	52			13.54%	39.0	0.0	25.5	43.0	42.0
\$450,001 and up	41			10.68%	54.0	0.0	4.5	58.0	37.5
Median Closed DOM:	23.0					19.0	14.5	37.0	42.0
Total Closed Units:	384					18	176	167	23
Total Closed Volume:	109,274,781					2.79M	38.21M	55.01M	13.26M



Monthly Inventory Analysis

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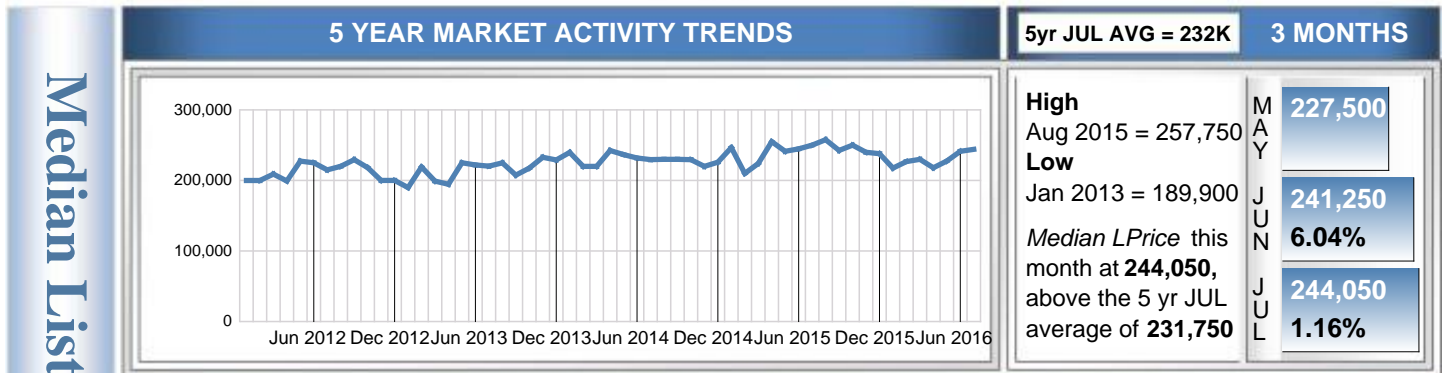
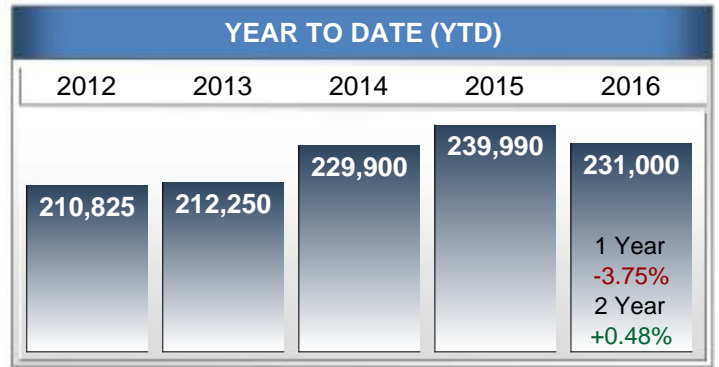
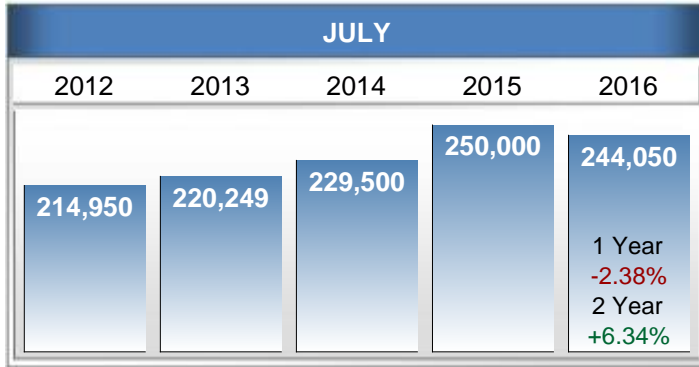
Closed Sales as of Aug 08, 2016



Median List Price at Closing

Report Produced on: Aug 09, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	20		5.21%	107,500	112,000	105,000	0	0
\$125,001 - \$175,000	71		18.49%	159,500	149,889	157,500	174,950	174,900
\$175,001 - \$200,000	47		12.24%	189,000	0	189,250	182,886	0
\$200,001 - \$275,000	92		23.96%	235,495	230,000	231,000	241,000	275,000
\$275,001 - \$350,000	61		15.89%	315,000	319,900	299,246	315,000	317,450
\$350,001 - \$450,000	51		13.28%	398,500	357,000	399,200	395,000	399,900
\$450,001 and up	42		10.94%	590,000	0	852,450	560,000	695,000
Median List Price:		\$244,050			\$127,450	\$189,900	\$290,000	\$547,000
Total Closed Units:		384			18	176	167	23
Total List Volume:		111,150,596			2.86M	38.78M	55.97M	13.54M



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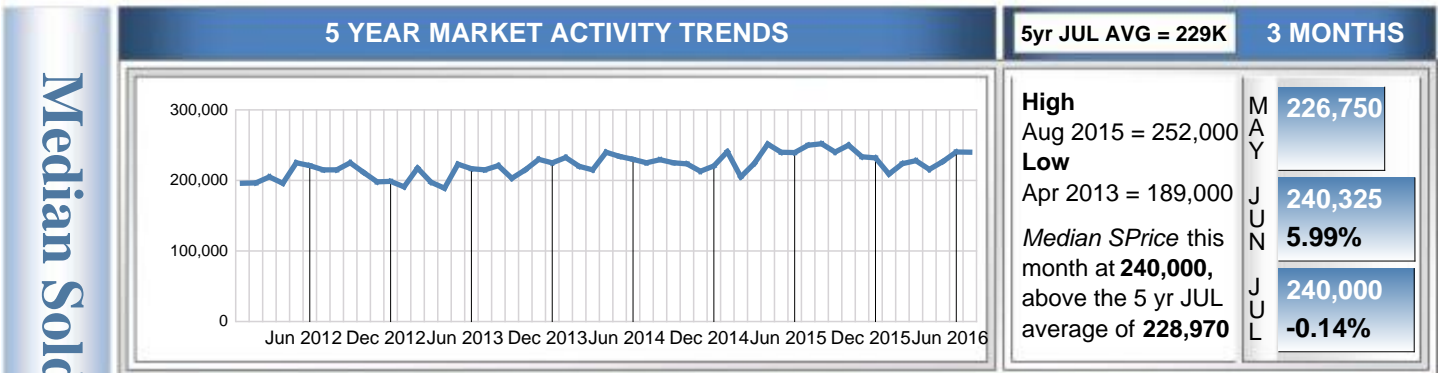
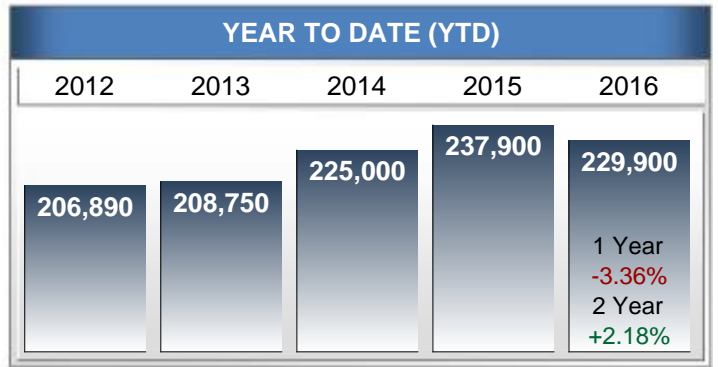
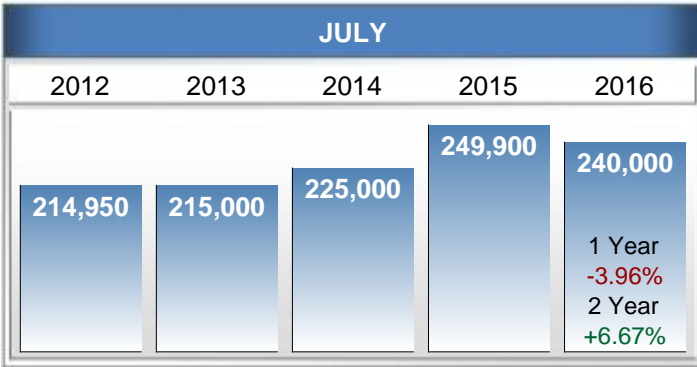
Closed Sales as of Aug 08, 2016



Median Sold Price at Closing

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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	21		5.47%	105,000	104,500	107,500	0	0
\$125,001 - \$175,000	69		17.97%	155,000	148,250	154,855	168,900	0
\$175,001 - \$200,000	50		13.02%	186,666	0	186,866	182,886	181,500
\$200,001 - \$275,000	94		24.48%	236,058	222,500	235,000	239,000	268,000
\$275,001 - \$350,000	57		14.84%	314,000	327,500	309,000	314,700	305,500
\$350,001 - \$450,000	52		13.54%	397,000	0	393,500	399,000	399,900
\$450,001 and up	41		10.68%	585,000	0	803,500	530,000	685,000
Median Closed Price:	\$240,000				\$127,750	\$187,950	\$289,900	\$530,000
Total Closed Units:	384				18	176	167	23
Total Closed Volume:	109,274,781				2.79M	38.21M	55.01M	13.26M



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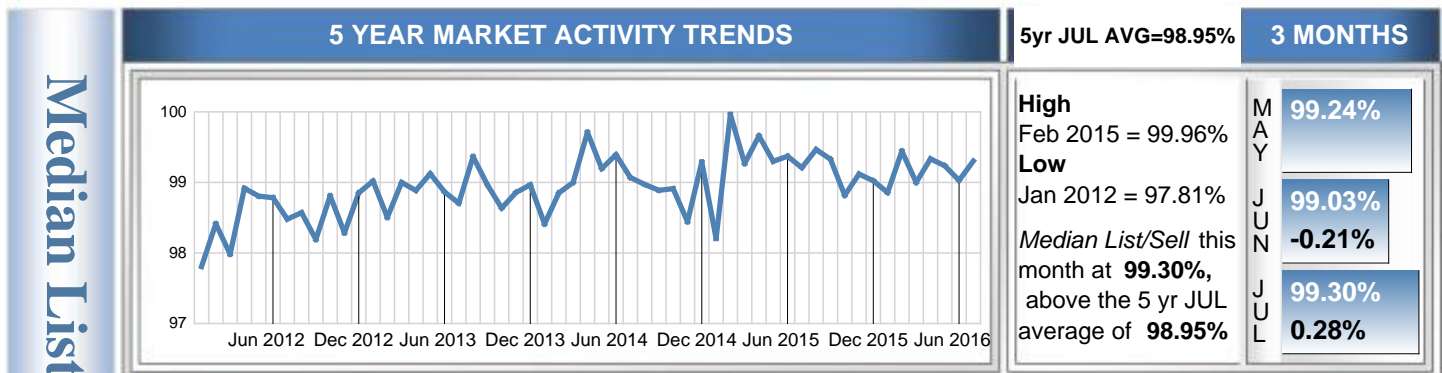
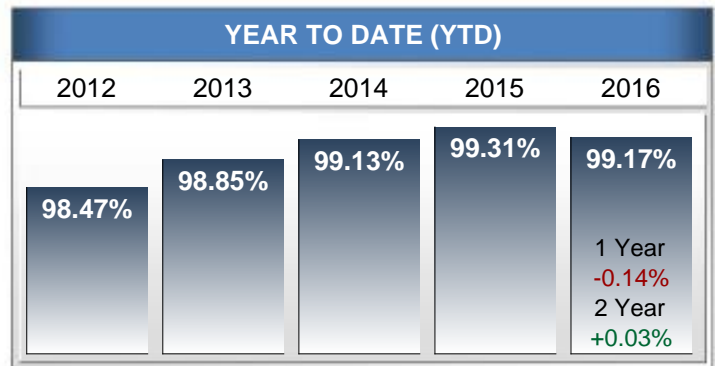
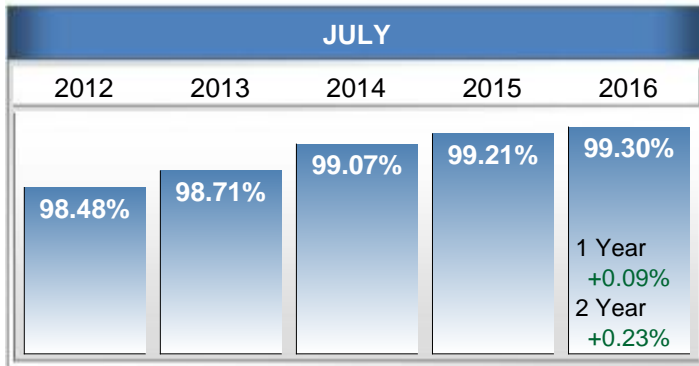
Closed Sales as of Aug 08, 2016



Median Percent of List Price to Selling Price

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Median List/Sell Price
 Ready to Buy or Sell Real Estate?
 Contact an experienced REALTOR

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	21	5.47%	100.00%	100.00%	97.73%	0.00%	0.00%	
\$125,001 - \$175,000	69	17.97%	99.31%	98.92%	99.38%	98.81%	0.00%	
\$175,001 - \$200,000	50	13.02%	99.64%	0.00%	99.47%	99.80%	103.77%	
\$200,001 - \$275,000	94	24.48%	99.69%	96.74%	100.00%	99.13%	97.45%	
\$275,001 - \$350,000	57	14.84%	99.42%	96.85%	99.38%	100.00%	96.22%	
\$350,001 - \$450,000	52	13.54%	99.53%	0.00%	99.02%	99.89%	100.00%	
\$450,001 and up	41	10.68%	97.76%	0.00%	94.55%	98.44%	97.50%	
Median List/Sell Ratio:				99.30%	98.92%	99.37%	99.35%	98.19%
Total Closed Units:				384	18	176	167	23
Total Closed Volume:				109,274,781	2.79M	38.21M	55.01M	13.26M



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Inventory as of Aug 08, 2016



Market Summary

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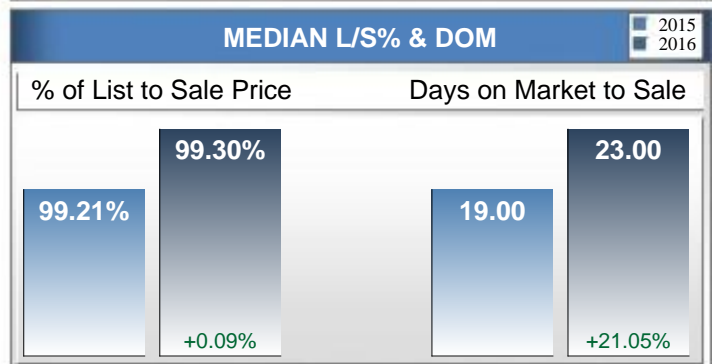
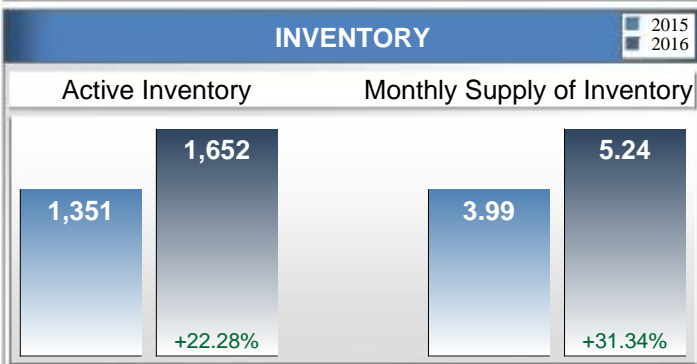
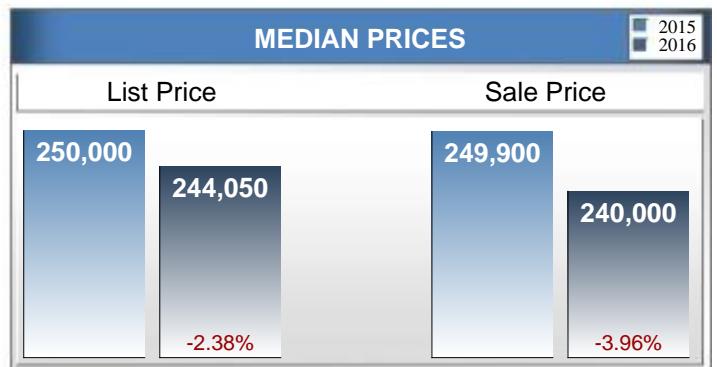
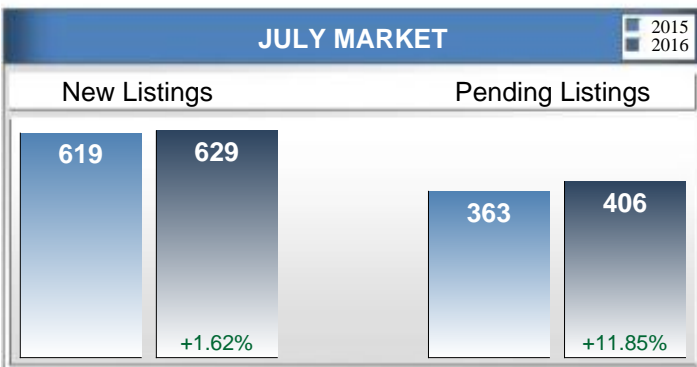
Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 315 Sales/Month

Active Inventory as of July 31, 2016 = 1,652

	JULY			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	440	384	-12.73%	2,395	2,183	-8.85%
Pending Sales	363	406	11.85%	2,579	2,441	-5.35%
New Listings	619	629	1.62%	3,731	4,241	13.67%
Median List Price	250,000	244,050	-2.38%	239,990	231,000	-3.75%
Median Sale Price	249,900	240,000	-3.96%	237,900	229,900	-3.36%
Median Percent of List Price to Selling Price	99.21%	99.30%	0.09%	99.31%	99.17%	-0.14%
Median Days on Market to Sale	19.00	23.00	21.05%	24.00	24.00	0.00%
Monthly Inventory	1,351	1,652	22.28%	1,351	1,652	22.28%
Months Supply of Inventory	3.99	5.24	31.34%	3.99	5.24	31.34%





July 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

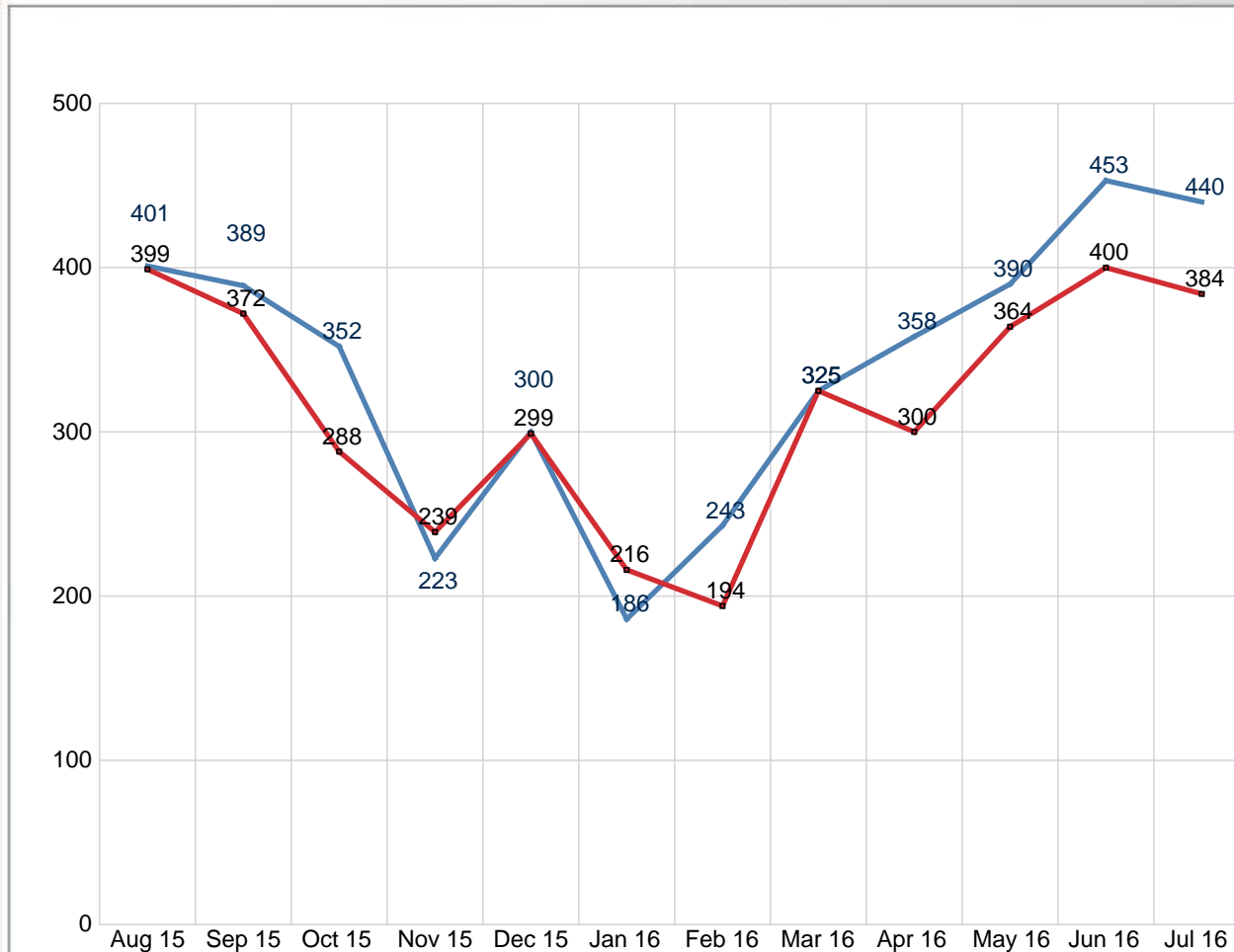
Report Produced on: Aug 09, 2016

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
440	384
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-12.73%</div>	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
2,395	2,183
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.85%</div>	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
4,060	3,780
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-6.90%</div>	



July 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

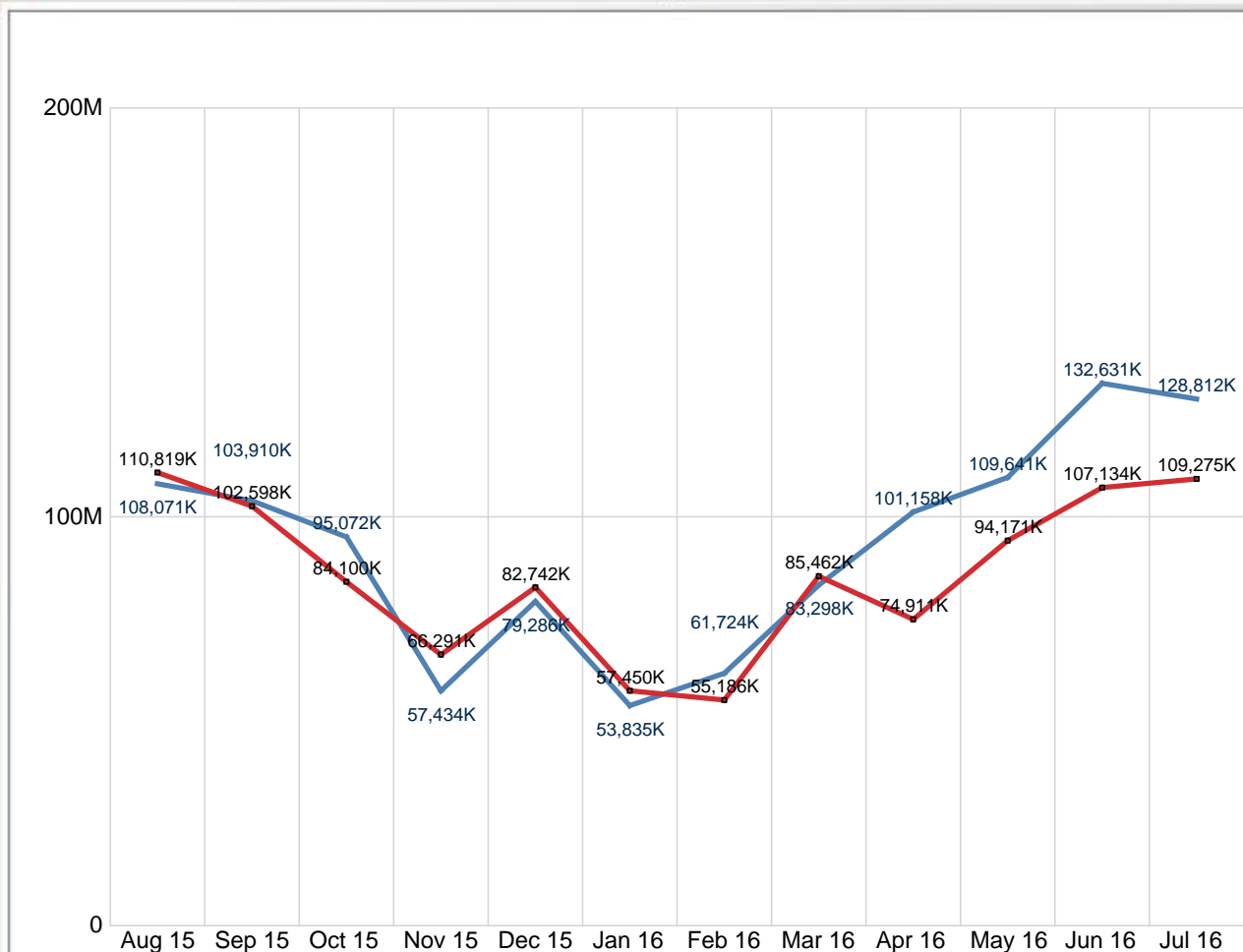
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Comparative Analysis

JULY

2015	2016
129M	109M
-15.17%	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
671M	584M
-13.04%	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
1.11B	1.03B
-7.60%	



July 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

Report Produced on: Aug 09, 2016

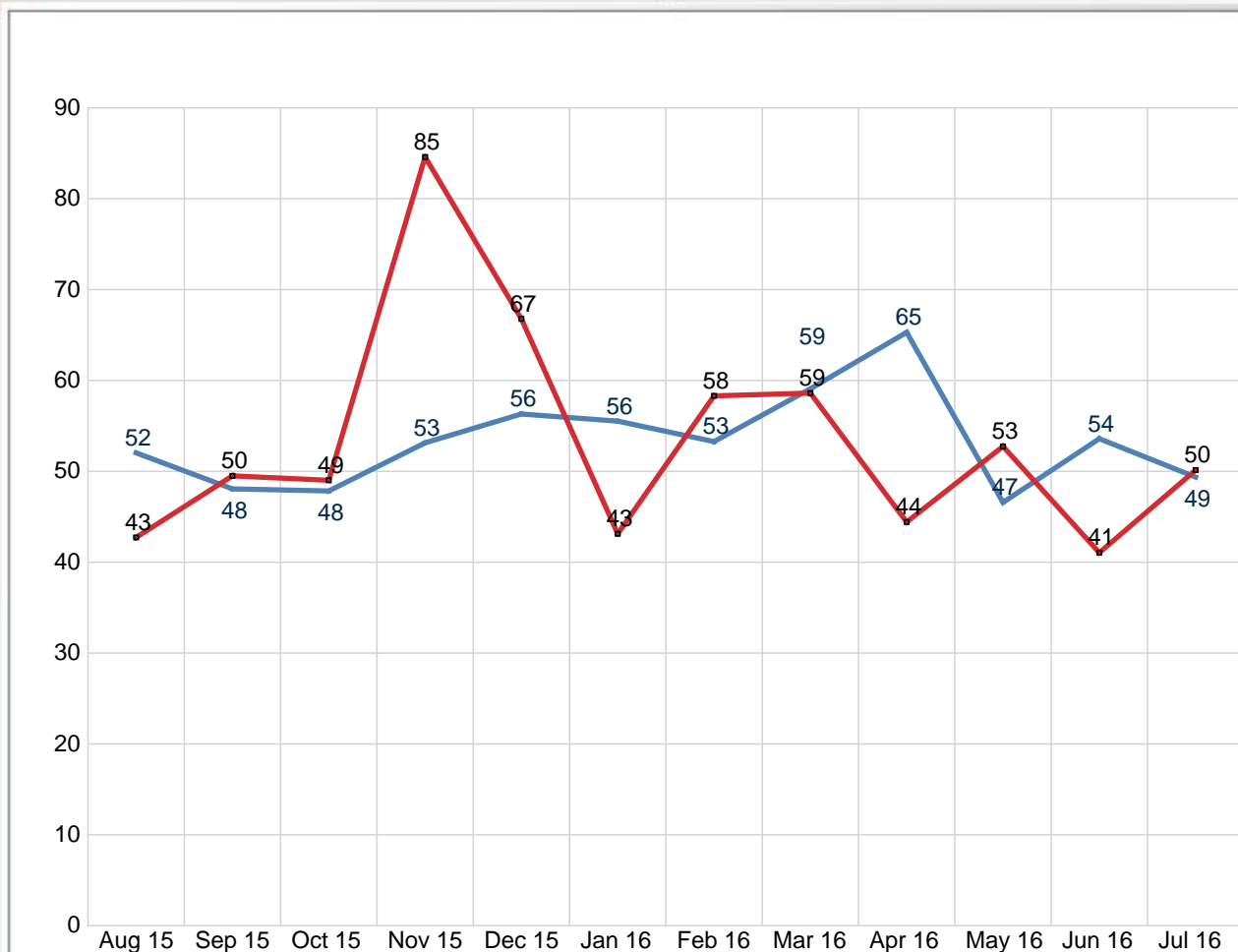
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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■ August 2014 - July 2015 (Previous Year)



Comparative Analysis

JULY

2015 2016

49

↑
1.56%

50

YEAR TO DATE (YTD)

Jan - Jul 2015 Jan - Jul 2016

54

↓
-8.98%

49

12 MONTH COMPARATIVE

Aug 14 - Jul 15 Aug 15 - Jul 16

53

↓
-1.34%

52



July 2016

Area Delimited by City Of Edmond - Residential Property Type



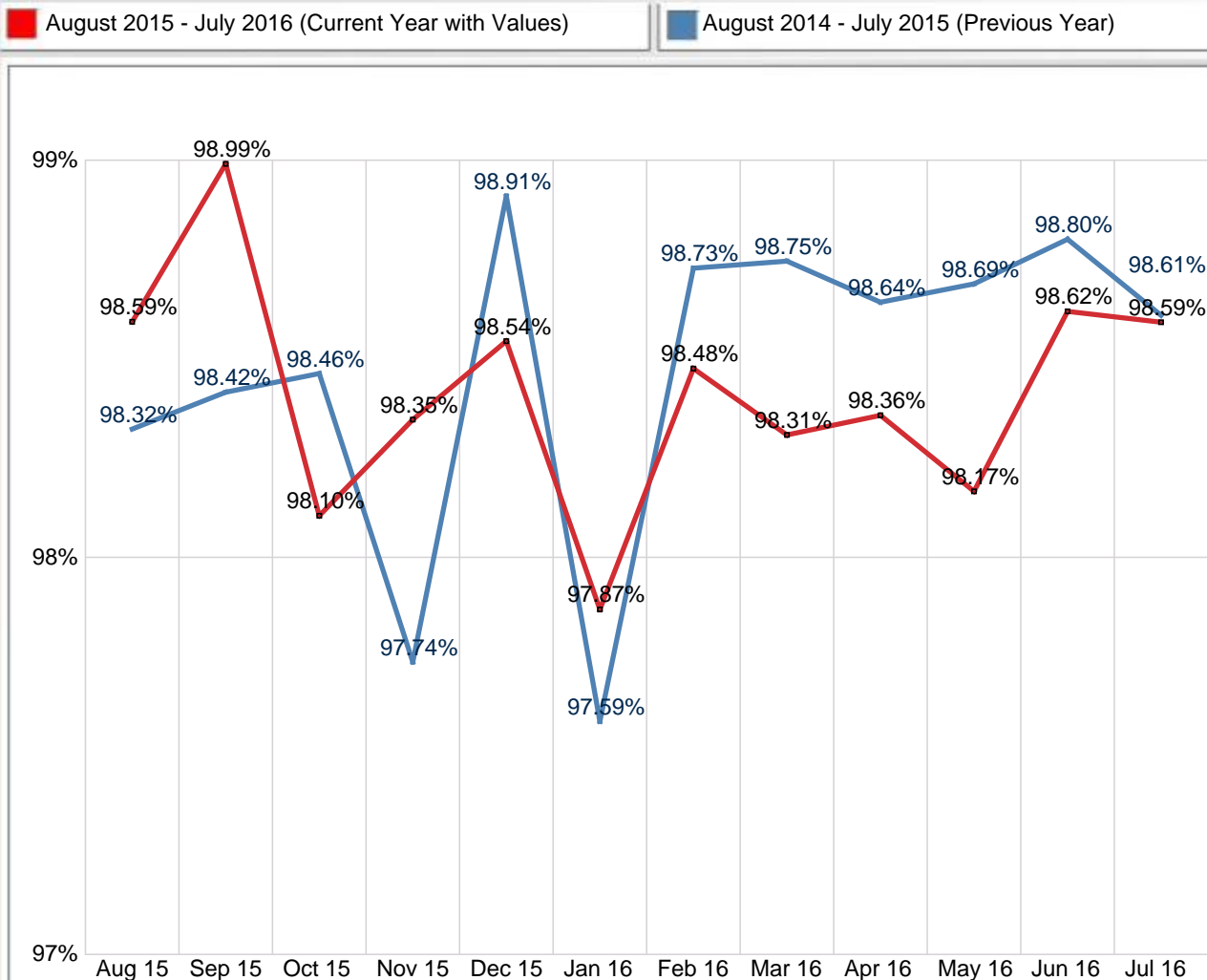
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Aug 09, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Comparative Analysis

JULY

2015	2016
98.61%	98.59%
-0.02%	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
98.61%	98.37%
-0.25%	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
98.53%	98.45%
-0.08%	



July 2016

Area Delimited by City Of Edmond - Residential Property Type



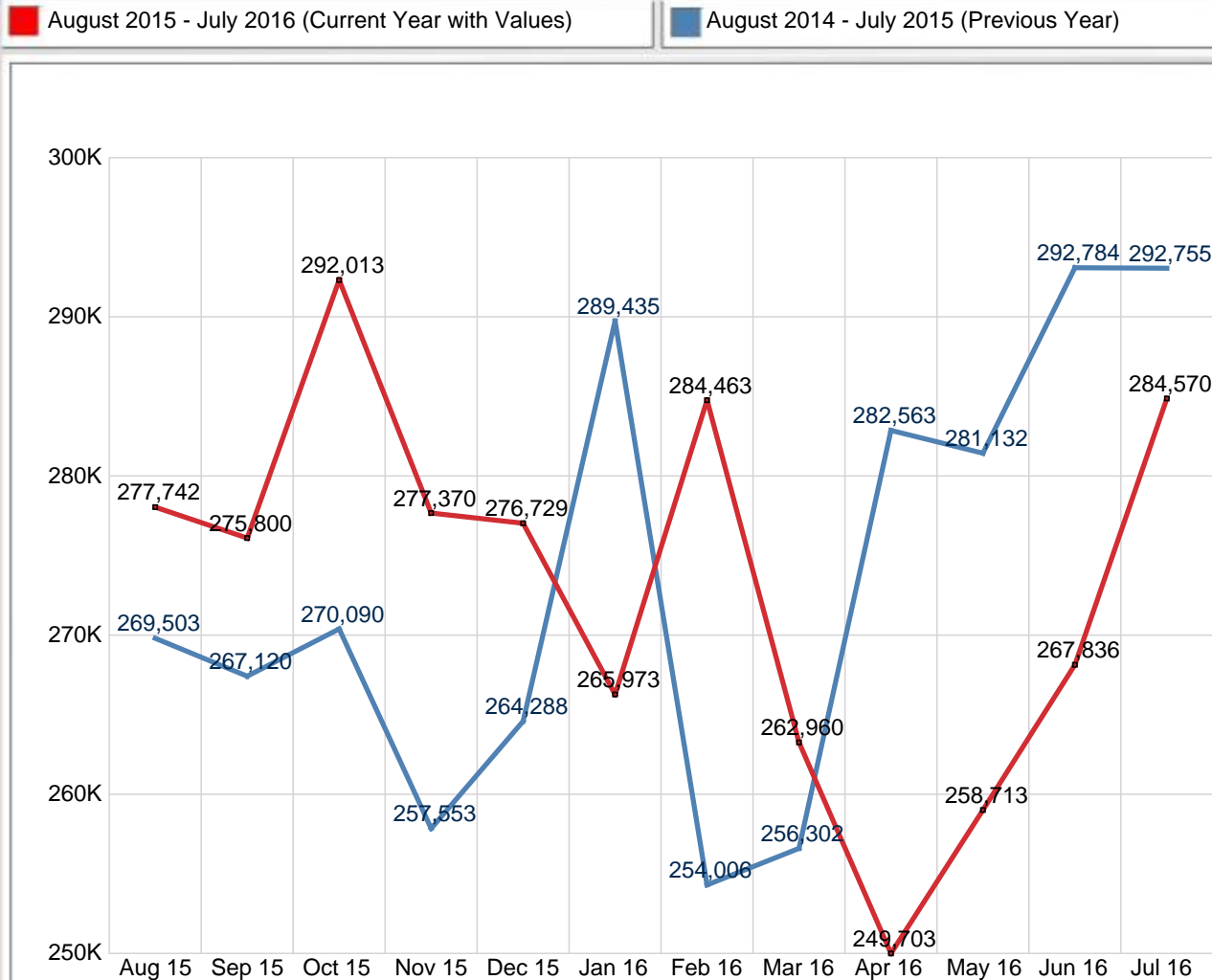
Closed Sales by Average Sold Price

Report Produced on: Aug 09, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Comparative Analysis

JULY

2015	2016
292,755	284,570
-2.80%	

YEAR TO DATE (YTD)

Jan - Jul 2015	Jan - Jul 2016
280,208	267,334
-4.59%	

12 MONTH COMPARATIVE

Aug 14 - Jul 15	Aug 15 - Jul 16
274,599	272,524
-0.76%	