



August 2016

Area Delimited by County Of Logan -
Residential Property Type

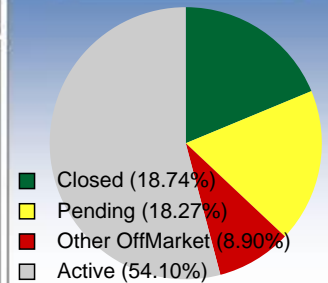


Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of August 31, 2016 = **231**

	AUGUST		
	2015	2016	+/- %
Closed Listings	65	80	23.08%
Pending Listings	53	78	47.17%
New Listings	82	102	24.39%
Median List Price	199,999	218,750	9.38%
Median Sale Price	199,999	216,800	8.40%
Median Percent of List Price to Selling Price	99.10%	98.56%	-0.54%
Median Days on Market to Sale	18.00	29.00	61.11%
End of Month Inventory	254	231	-9.06%
Months Supply of Inventory	3.97	3.78	-4.71%

Market Activity



Monthly Inventory Analysis

Report Produced on: Sep 16, 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 August 2016 decreased **9.06%** to 231 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **3.78** 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 **8.40%** in August 2016 to \$216,800 versus the previous year at \$199,999.

Median Days on Market Lengthens

The median number of **29.00** days that homes spent on the market before selling increased by 11.00 days or **61.11%** in August 2016 compared to last year's same month at **18.00** DOM.

Sales Success for August 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 102 New Listings in August 2016, up **24.39%** from last year at 82. Furthermore, there were 80 Closed Listings this month versus last year at 65, a **23.08%** increase.

Closed versus Listed trends yielded a **78.4%** ratio, down from last year's August 2016 at **79.3%**, a **1.06%** 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®

August 2016

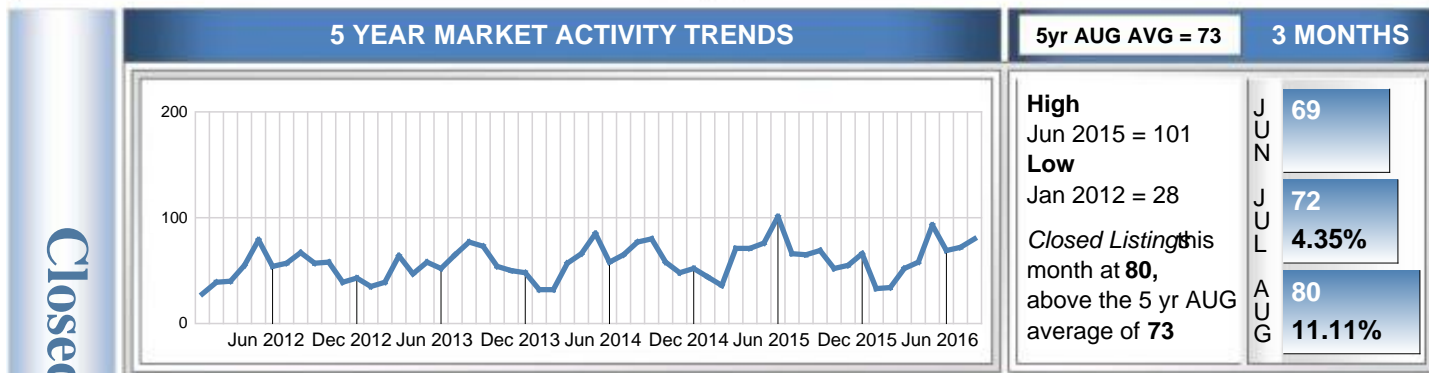
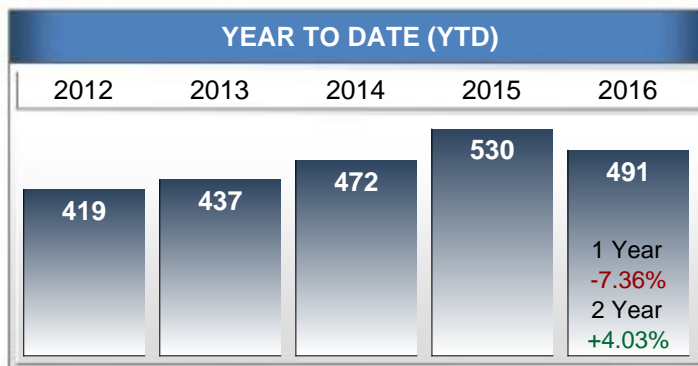
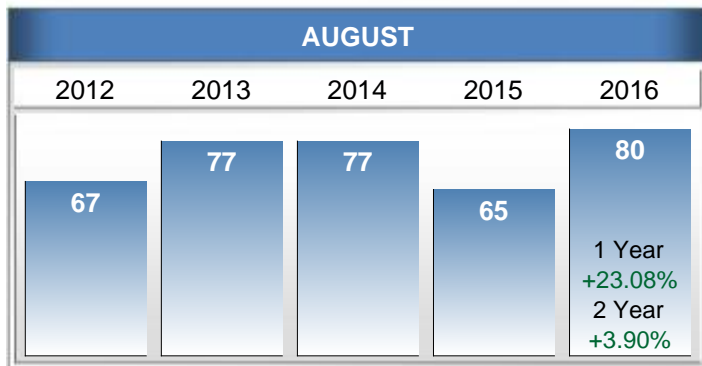
Closed Sales as of Sep 15, 2016



Closed Listings

Report Produced on: Sep 16, 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+
\$50,000 and less	6	7.50%	36.5	0	4	2	0
\$50,001 - \$125,000	12	15.00%	54.0	3	7	1	1
\$125,001 - \$175,000	11	13.75%	10.0	0	10	1	0
\$175,001 - \$250,000	18	22.50%	34.0	0	8	9	1
\$250,001 - \$325,000	16	20.00%	25.5	0	5	10	1
\$325,001 - \$400,000	8	10.00%	20.5	0	3	4	1
\$400,001 and up	9	11.25%	33.0	0	0	9	0
Total Closed Units:	80		29.0	3	37	36	4
Total Closed Volume:	18,341,541			308.00K	6.45M	10.64M	946.38K
Median Closed Price:	\$216,800			\$107,000	\$165,000	\$275,000	\$251,100

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®

August 2016

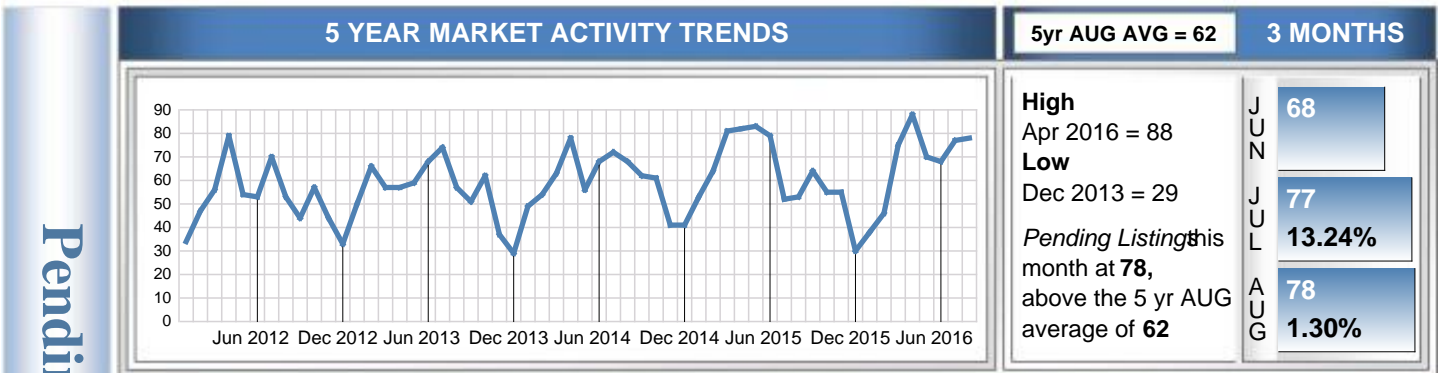
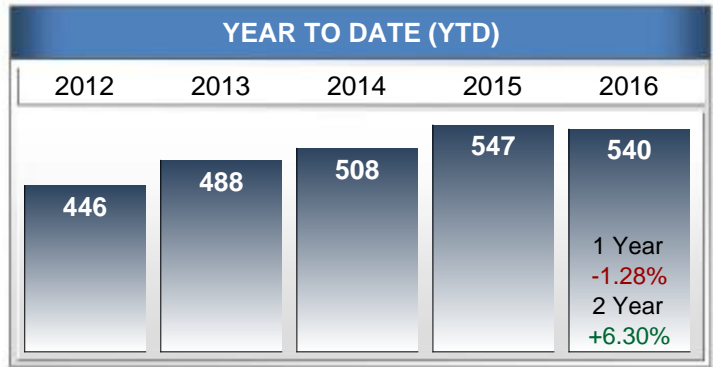
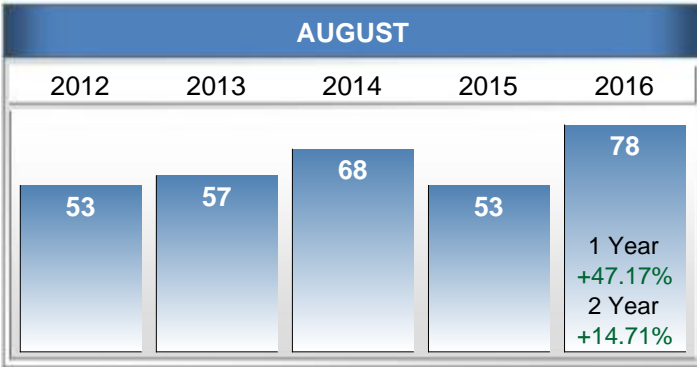
Pending Listings as of Sep 15, 2016



Pending Listings

Report Produced on: Sep 16, 2016

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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Contact an experienced REALTOR

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	4	5.13%	139.5	2	1	1	0
\$50,001 - \$75,000	5	6.41%	69.0	1	3	1	0
\$75,001 - \$150,000	21	26.92%	26.0	3	16	1	1
\$150,001 - \$225,000	15	19.23%	28.0	0	8	6	1
\$225,001 - \$275,000	14	17.95%	42.5	0	5	9	0
\$275,001 - \$375,000	11	14.10%	92.0	0	4	7	0
\$375,001 and up	8	10.26%	35.5	0	1	5	2
Total Pending Units: 78				6	38	30	4
Total Pending Volume: 16,757,787				435.40K	6.45M	8.37M	1.50M
Median Listing Price: \$206,000				\$72,450	\$149,900	\$269,900	\$312,450



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

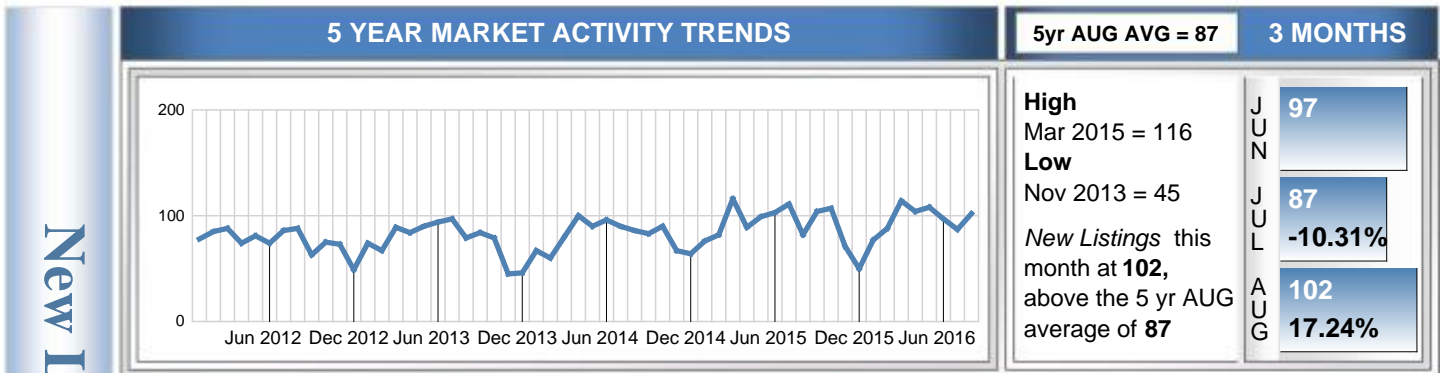
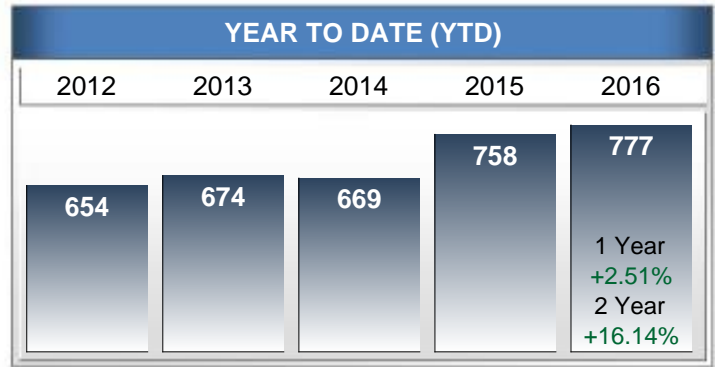
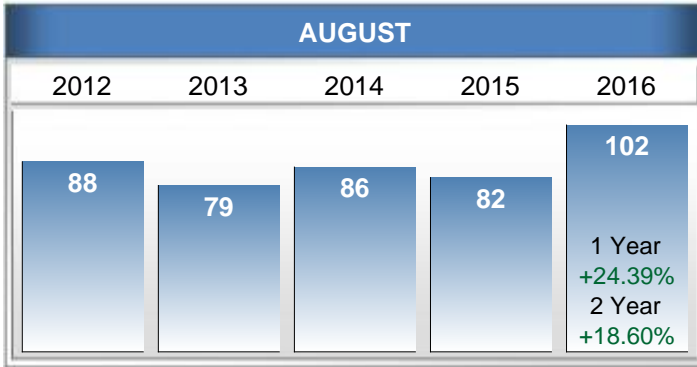
New Listings as of Sep 15, 2016



New Listings

Report Produced on: Sep 16, 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	4	3.92%	0	3	1	0
\$75,001 - \$125,000	12	11.76%	2	8	1	1
\$125,001 - \$175,000	21	20.59%	3	16	2	0
\$175,001 - \$250,000	24	23.53%	0	17	6	1
\$250,001 - \$325,000	19	18.63%	0	4	12	3
\$325,001 - \$400,000	11	10.78%	0	4	6	1
\$400,001 and up	11	10.78%	0	0	9	2
Total New Listed Units:			5	52	37	8
Total New Listed Volume:			629.95K	9.44M	12.11M	2.56M
Median New Listed Listing Price:			\$135,000	\$168,450	\$309,823	\$299,250

New Listings

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

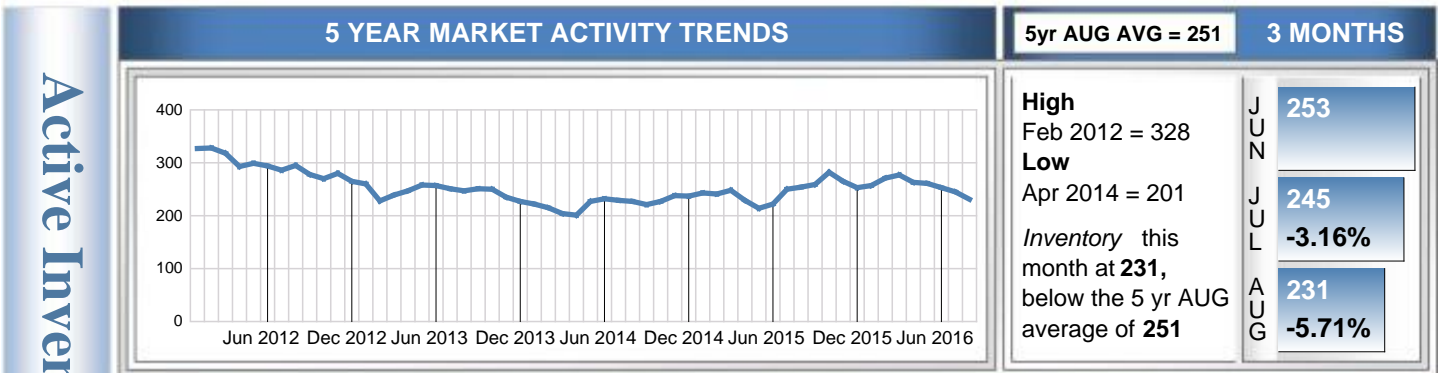
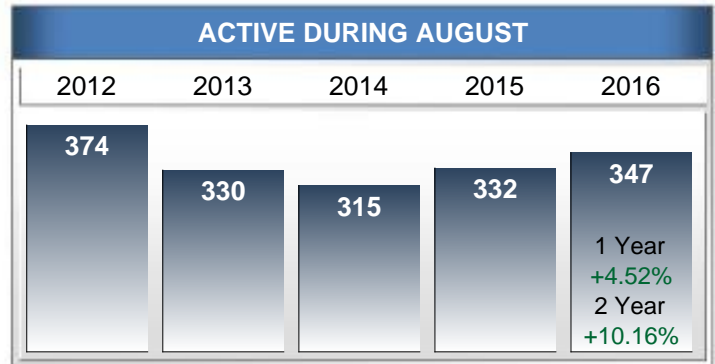
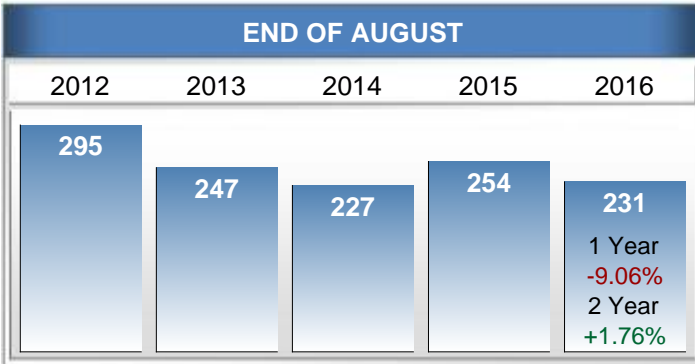
Active Inventory as of Sep 15, 2016



Active Inventory

Report Produced on: Sep 16, 2016

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	13	5.63%	107.0	3	7	3	0		
\$75,001 - \$125,000	21	9.09%	79.0	7	13	1	0		
\$125,001 - \$175,000	35	15.15%	47.0	4	22	9	0		
\$175,001 - \$275,000	67	29.00%	54.0	0	45	19	3		
\$275,001 - \$325,000	36	15.58%	67.0	0	12	21	3		
\$325,001 - \$425,000	37	16.02%	62.0	0	6	27	4		
\$425,001 and up	22	9.52%	85.5	0	1	16	5		
Total Active Inventory by Units:				231	62.0	14	106	96	15
Total Active Inventory by Volume:				64,241,714		1.35M	21.22M	34.78M	6.89M
Median Active Inventory Listing Price:				\$238,000		\$109,950	\$196,582	\$313,350	\$374,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

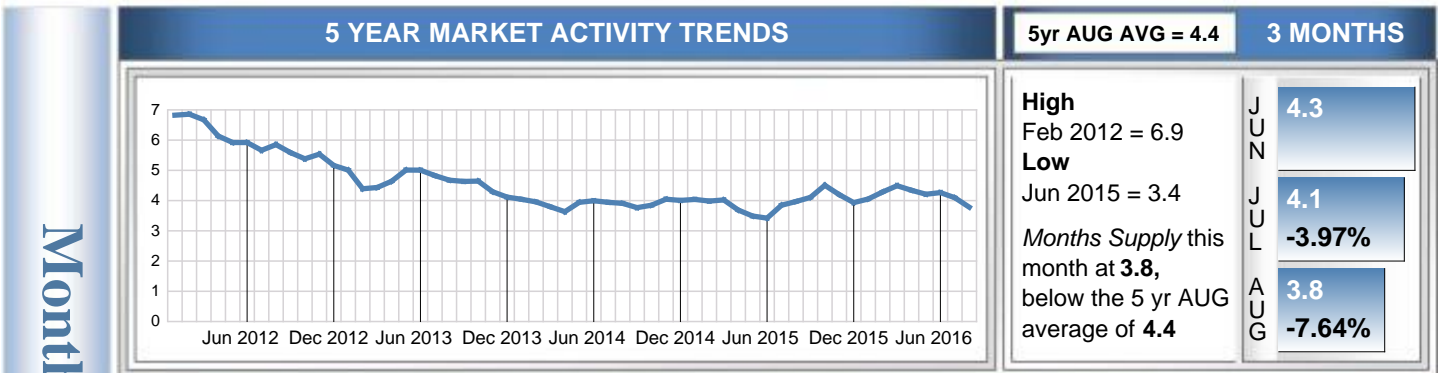
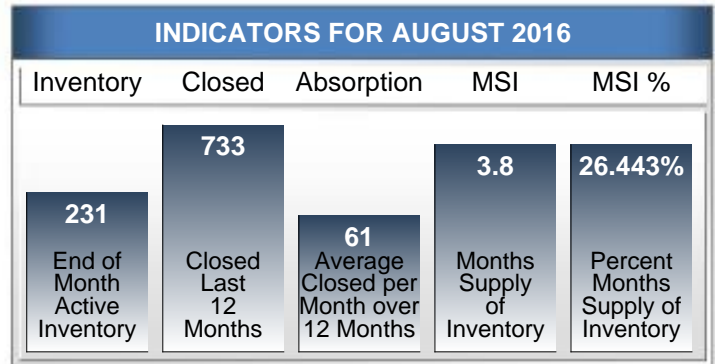
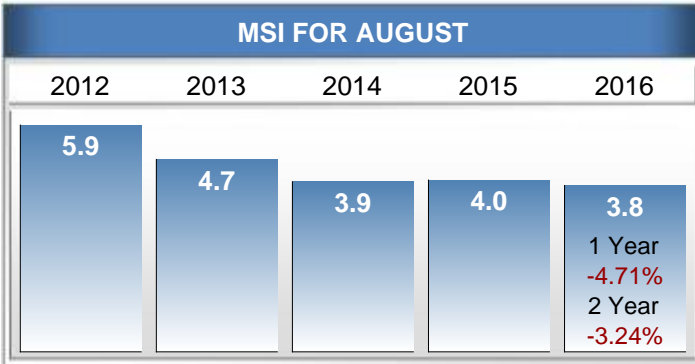
Active Inventory as of Sep 15, 2016



Months Supply of Inventory

Report Produced on: Sep 16, 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	13	5.63%	1.7	1.4	1.7	3.3	0.0	
\$75,001 - \$125,000	21	9.09%	3.5	6.0	3.0	1.7	0.0	
\$125,001 - \$175,000	35	15.15%	4.0	24.0	3.0	7.7	0.0	
\$175,001 - \$275,000	67	29.00%	3.1	0.0	4.0	2.1	3.0	
\$275,001 - \$325,000	36	15.58%	5.0	0.0	5.8	4.6	6.0	
\$325,001 - \$425,000	37	16.02%	5.8	0.0	3.4	6.6	8.0	
\$425,001 and up	22	9.52%	6.0	0.0	6.0	5.3	10.0	
MSI:			3.8		3.7	3.4	4.1	5.0
Total Active Inventory:			231		14	106	96	15



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

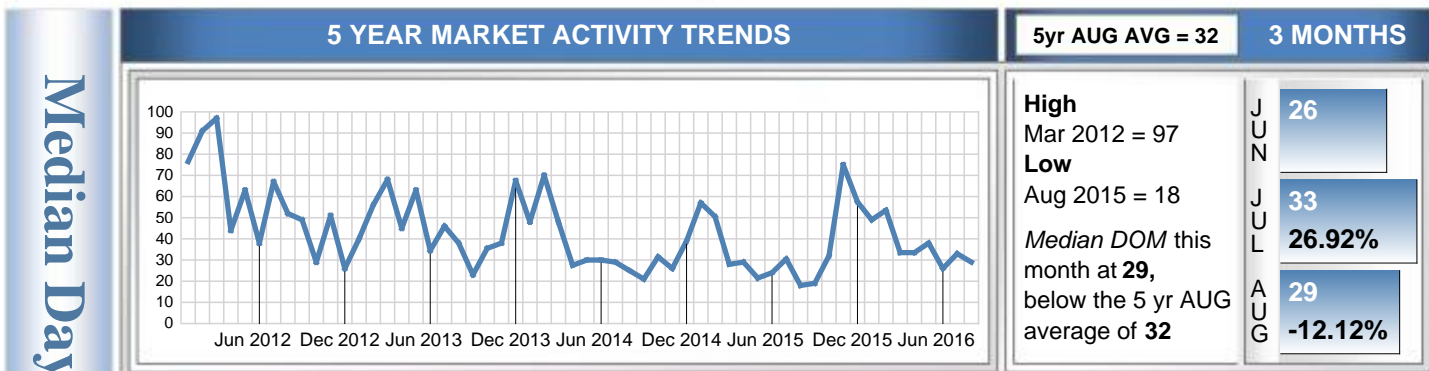
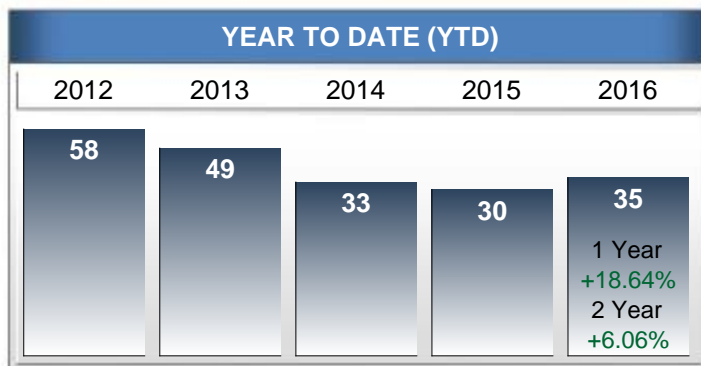
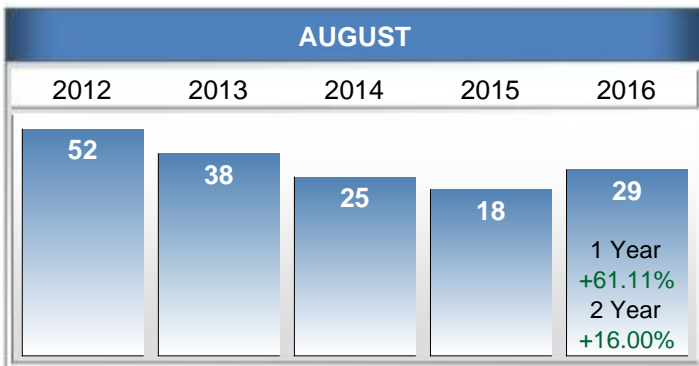
Closed Sales as of Sep 15, 2016



Median Days on Market to Sale

Report Produced on: Sep 16, 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+
\$50,000 and less	6			7.50%	36.5	0.0	22.0	162.0	0.0
\$50,001 - \$125,000	12			15.00%	54.0	97.0	30.0	54.0	174.0
\$125,001 - \$175,000	11			13.75%	10.0	0.0	7.5	10.0	0.0
\$175,001 - \$250,000	18			22.50%	34.0	0.0	17.5	46.0	48.0
\$250,001 - \$325,000	16			20.00%	25.5	0.0	9.0	35.0	219.0
\$325,001 - \$400,000	8			10.00%	20.5	0.0	11.0	20.5	110.0
\$400,001 and up	9			11.25%	33.0	0.0	0.0	33.0	0.0
Median Closed DOM:					29.0	97.0	21.0	43.0	142.0
Total Closed Units:					80	3	37	36	4
Total Closed Volume:					18,341,541	308.00K	6.45M	10.64M	946.38K



Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

August 2016

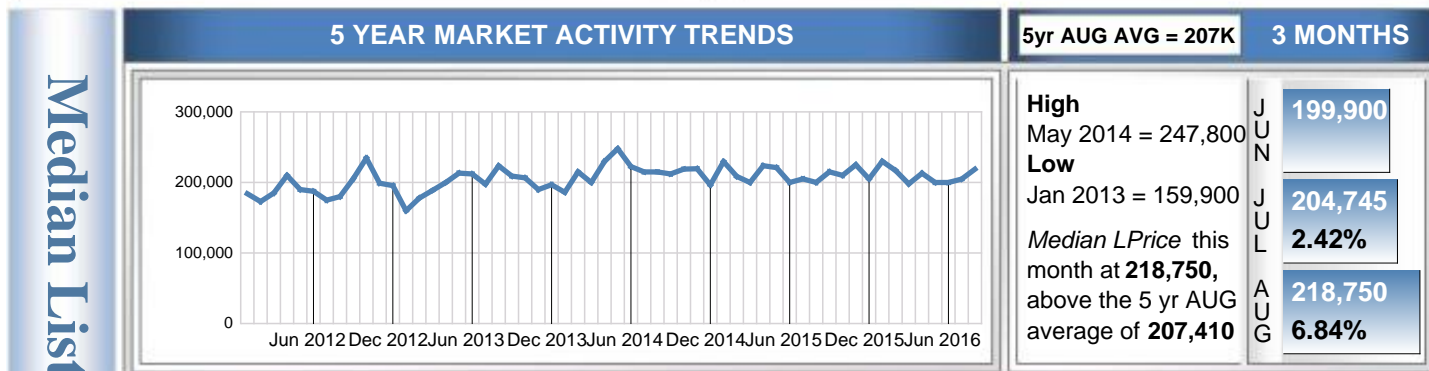
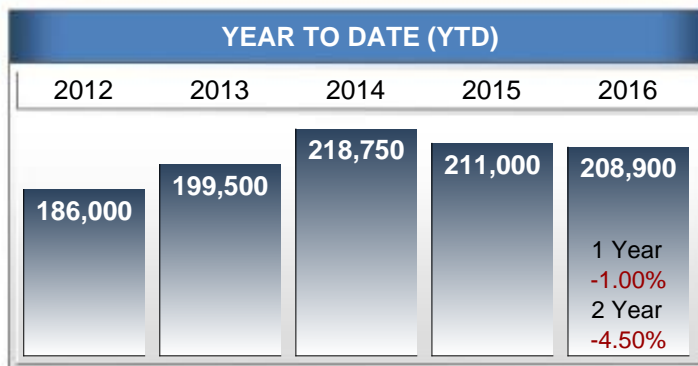
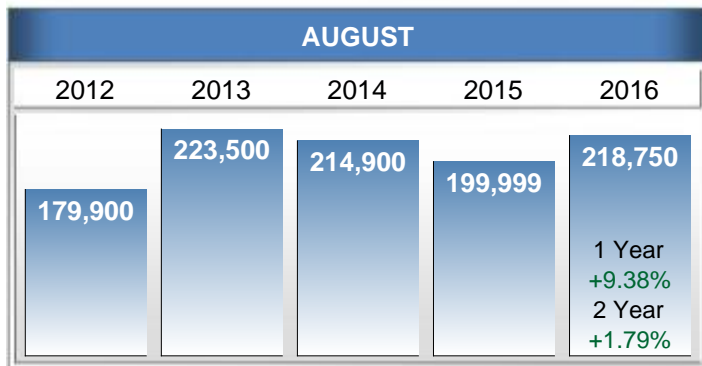
Closed Sales as of Sep 15, 2016



Median List Price at Closing

Report Produced on: Sep 16, 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+
\$50,000 and less	6		7.50%	37,450	0	37,450	34,500	0
\$50,001 - \$125,000	12		15.00%	87,200	92,500	80,000	88,500	69,175
\$125,001 - \$175,000	11		13.75%	153,000	0	156,000	138,977	0
\$175,001 - \$250,000	17		21.25%	210,000	0	195,750	211,750	199,000
\$250,001 - \$325,000	16		20.00%	282,450	0	299,975	275,000	284,900
\$325,001 - \$400,000	9		11.25%	365,000	0	362,250	379,900	395,000
\$400,001 and up	9		11.25%	449,900	0	0	449,900	0
Median List Price:		\$218,750			\$92,500	\$165,000	\$277,500	\$241,950
Total Closed Units:		80			3	37	36	4
Total List Volume:		18,665,170			297.40K	6.58M	10.84M	948.08K



Monthly Inventory Analysis

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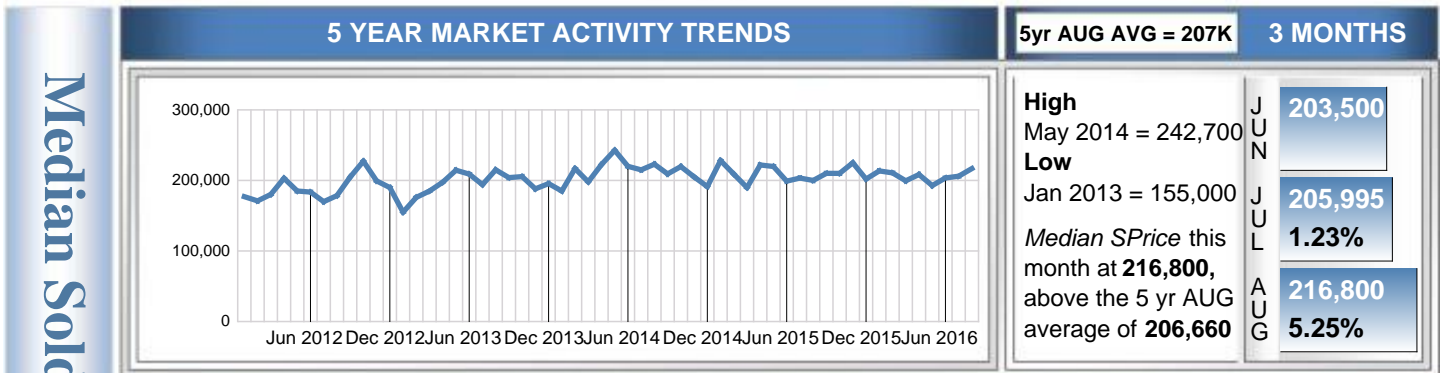
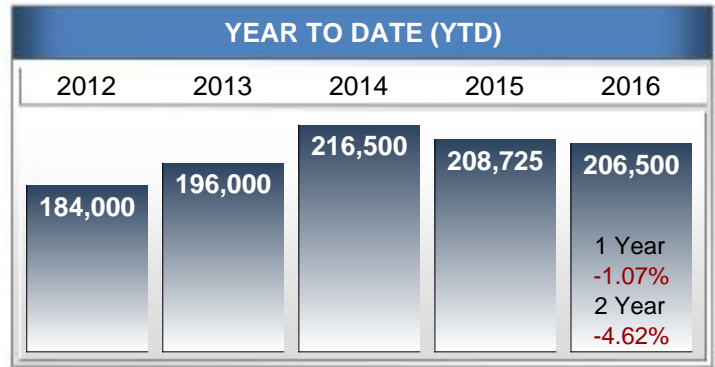
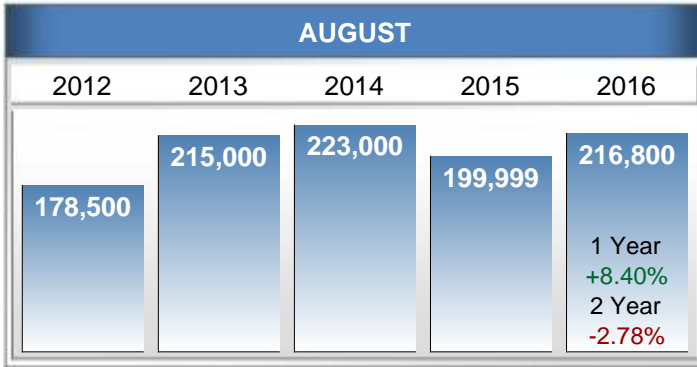
Closed Sales as of Sep 15, 2016



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+
\$50,000 and less	6		7.50%	36,250	0	36,250	33,250	0
\$50,001 - \$125,000	12		15.00%	79,250	107,000	74,000	80,000	69,175
\$125,001 - \$175,000	11		13.75%	153,000	0	157,000	138,977	0
\$175,001 - \$250,000	18		22.50%	208,750	0	195,000	213,000	206,300
\$250,001 - \$325,000	16		20.00%	276,647	0	295,000	275,000	295,900
\$325,001 - \$400,000	8		10.00%	365,000	0	360,000	366,000	375,000
\$400,001 and up	9		11.25%	449,900	0	0	449,900	0
Median Closed Price:	\$216,800				\$107,000	\$165,000	\$275,000	\$251,100
Total Closed Units:	80				3	37	36	4
Total Closed Volume:	18,341,541				308.00K	6.45M	10.64M	946.38K



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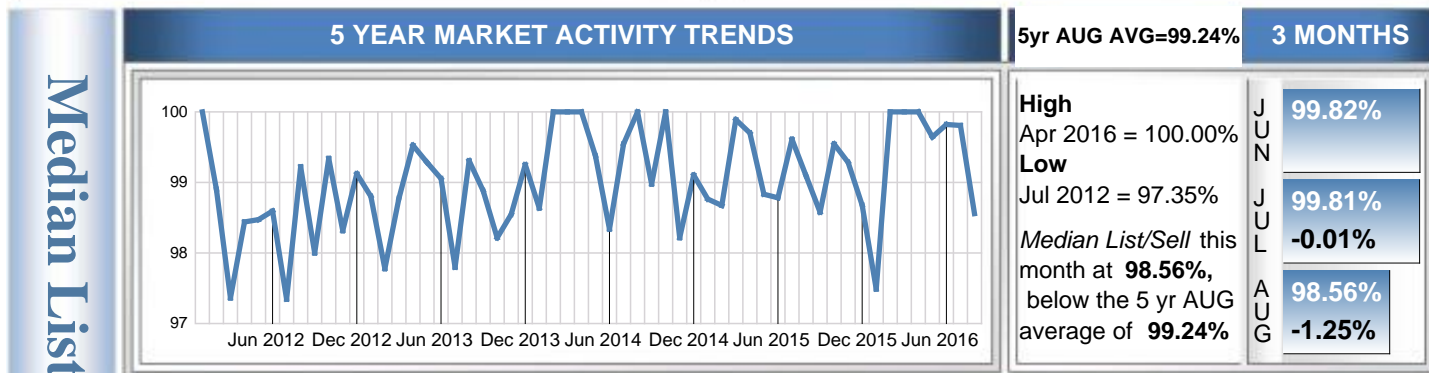
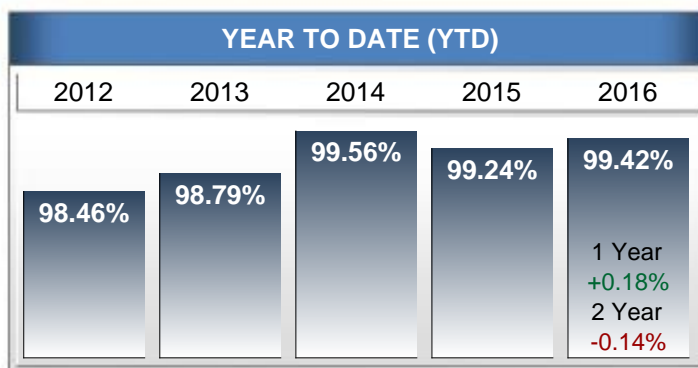
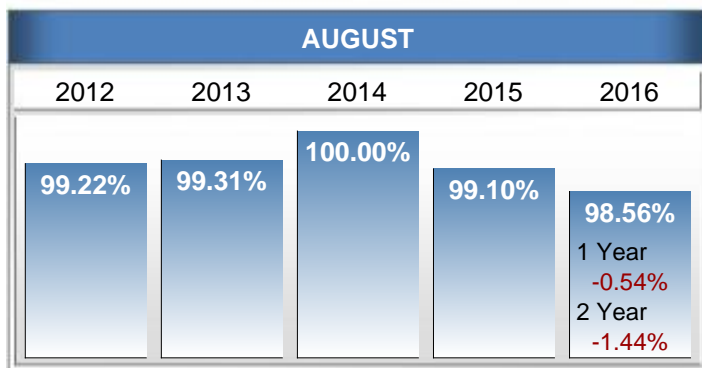
Closed Sales as of Sep 15, 2016



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+
\$50,000 and less	6	7.50%	93.87%	0.00%	84.63%	97.50%	0.00%
\$50,001 - \$125,000	12	15.00%	96.95%	97.30%	94.99%	90.40%	100.00%
\$125,001 - \$175,000	11	13.75%	100.00%	0.00%	100.00%	100.00%	0.00%
\$175,001 - \$250,000	18	22.50%	99.44%	0.00%	99.68%	98.04%	103.67%
\$250,001 - \$325,000	16	20.00%	99.55%	0.00%	98.48%	99.55%	103.86%
\$325,001 - \$400,000	8	10.00%	97.03%	0.00%	98.63%	96.75%	94.94%
\$400,001 and up	9	11.25%	97.70%	0.00%	0.00%	97.70%	0.00%
Median List/Sell Ratio: 98.56%				97.30%	98.67%	97.97%	101.83%
Total Closed Units: 80					3	37	36
Total Closed Volume: 18,341,541				308.00K	6.45M	10.64M	946.38K



Monthly Inventory Analysis

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August 2016

Inventory as of Sep 15, 2016



Market Summary

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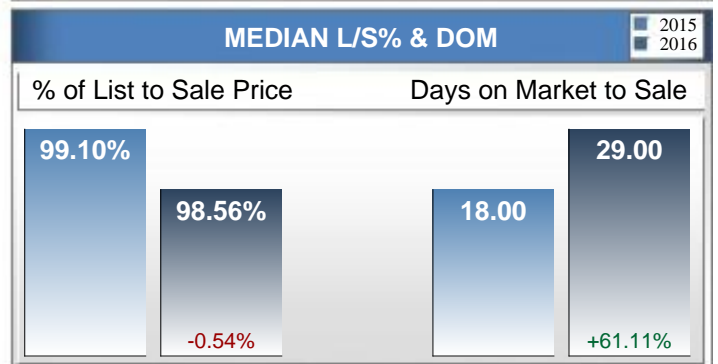
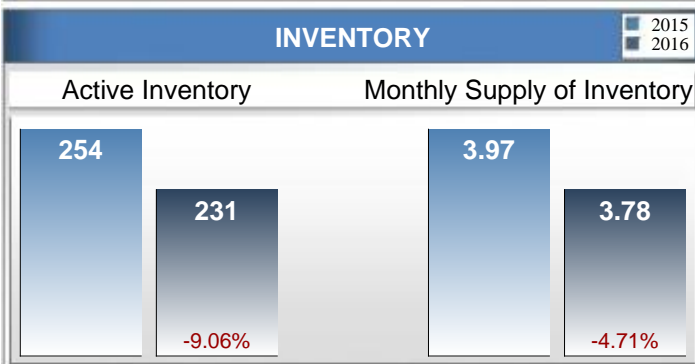
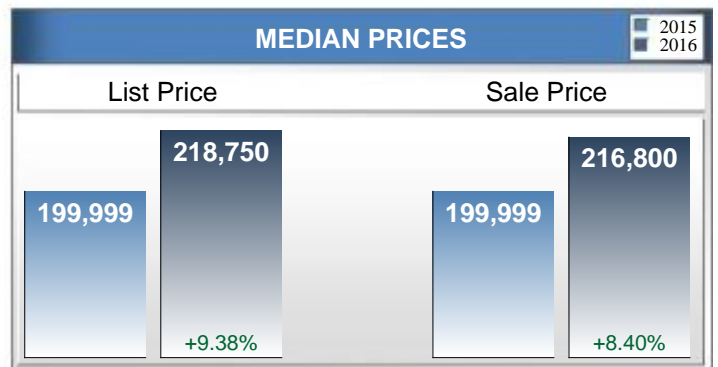
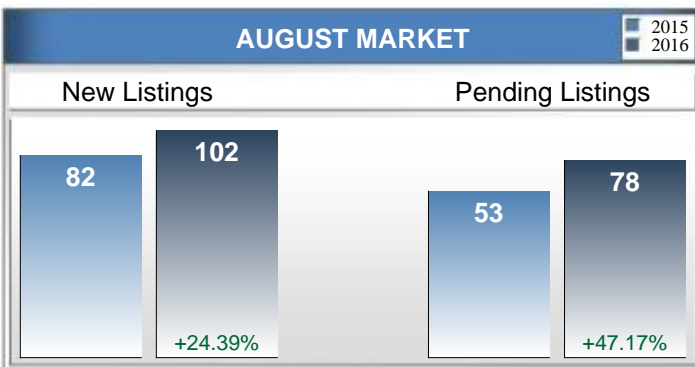
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of August 31, 2016 = **231**

	AUGUST			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	65	80	23.08%	530	491	-7.36%
Pending Sales	53	78	47.17%	547	540	-1.28%
New Listings	82	102	24.39%	758	777	2.51%
Median List Price	199,999	218,750	9.38%	211,000	208,900	-1.00%
Median Sale Price	199,999	216,800	8.40%	208,725	206,500	-1.07%
Median Percent of List Price to Selling Price	99.10%	98.56%	-0.54%	99.24%	99.42%	0.18%
Median Days on Market to Sale	18.00	29.00	61.11%	29.50	35.00	18.64%
Monthly Inventory	254	231	-9.06%	254	231	-9.06%
Months Supply of Inventory	3.97	3.78	-4.71%	3.97	3.78	-4.71%





August 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

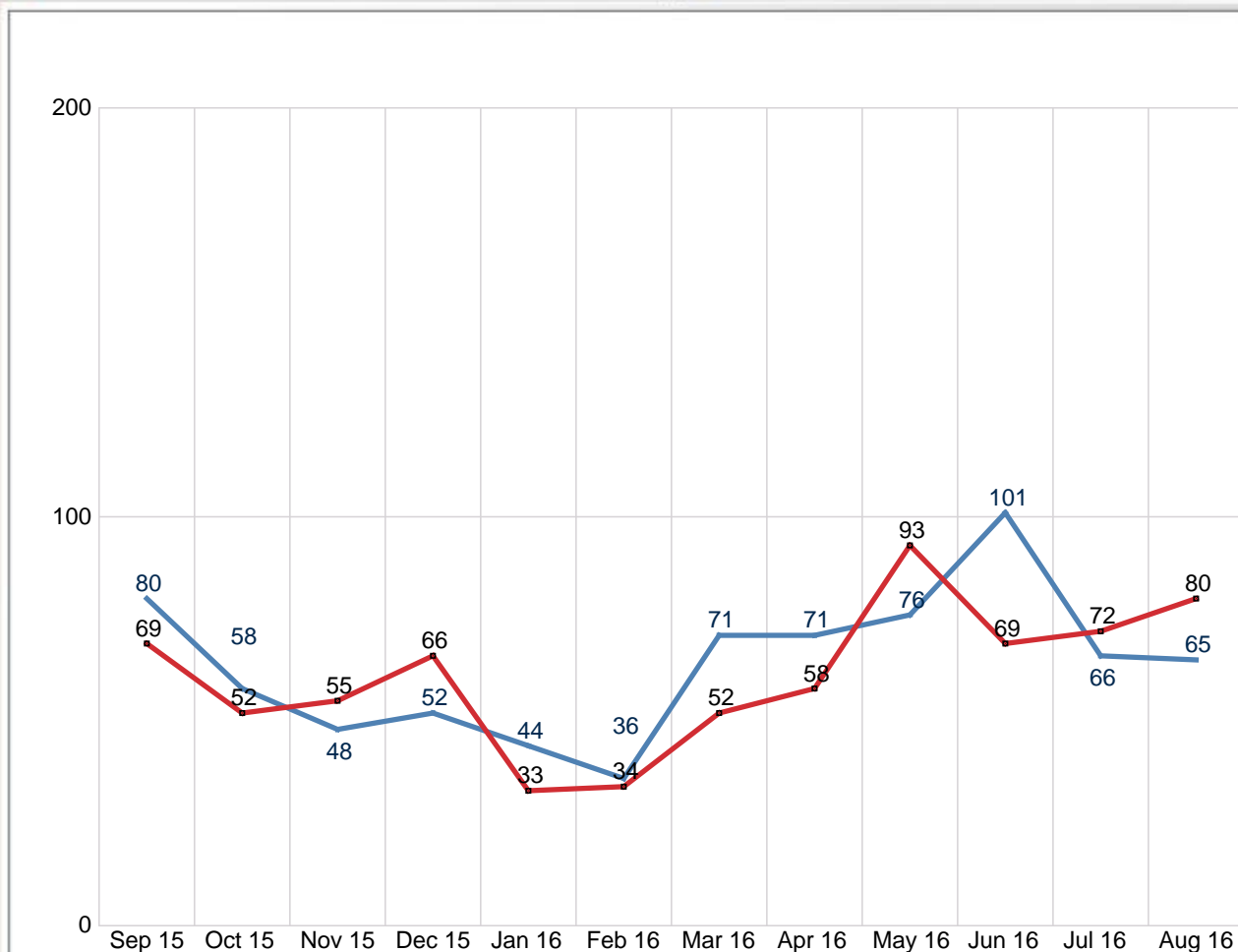
Report Produced on: Sep 16, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

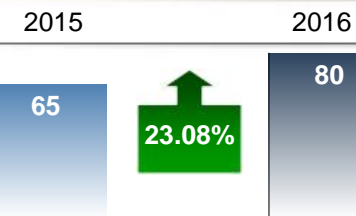
Ready to Buy or Sell Real Estate?
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■ September 2015 - August 2016 (Current Year with Values)
 ■ September 2014 - August 2015 (Previous Year)

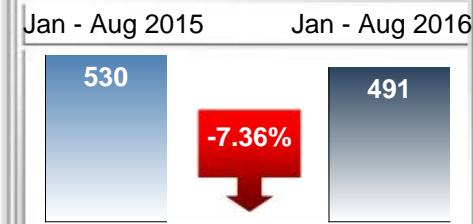


Comparative Analysis

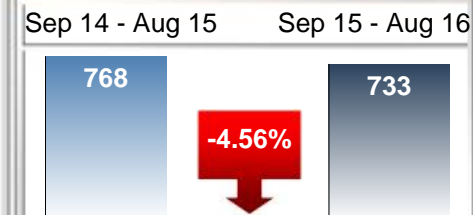
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

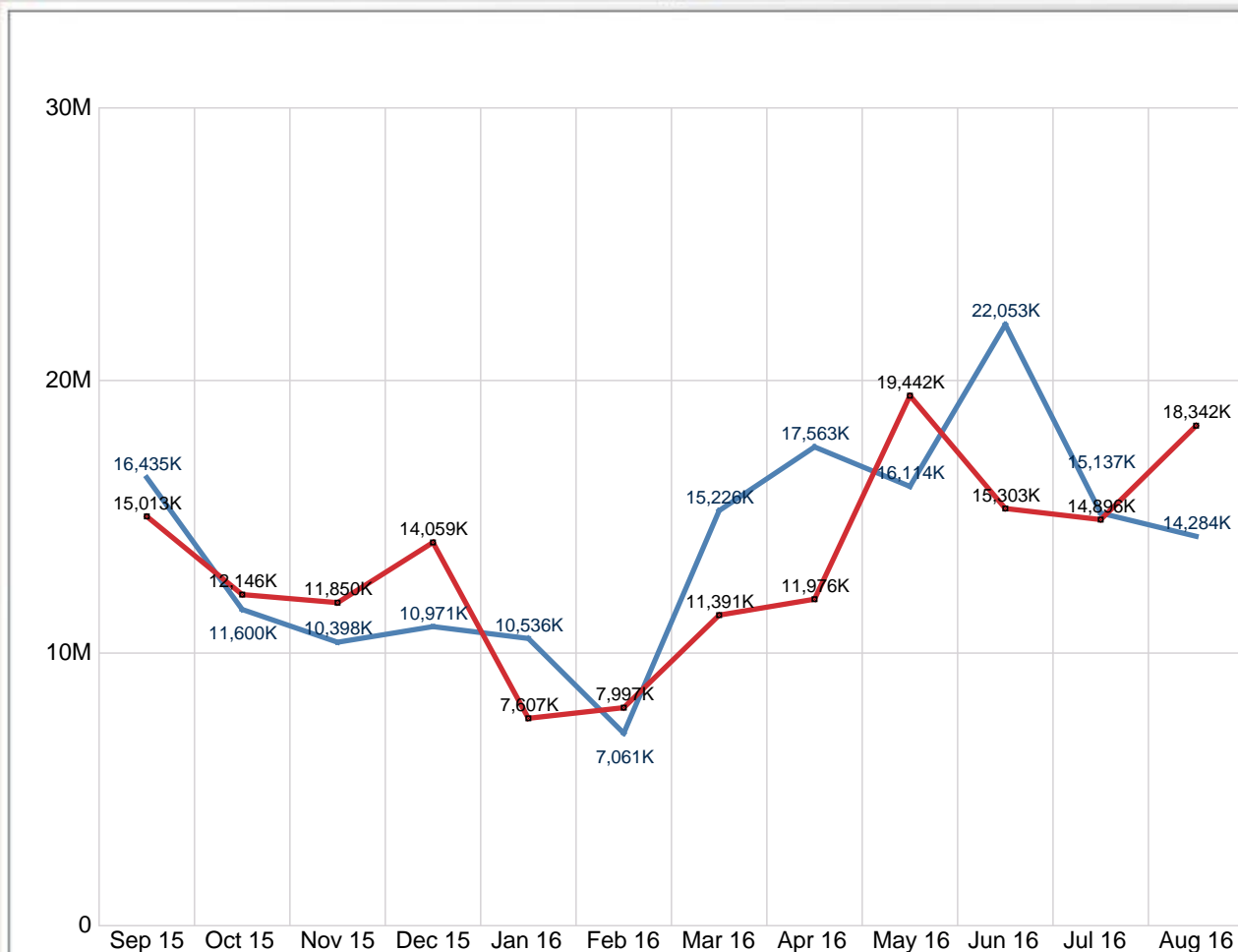
Report Produced on: Sep 16, 2016

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Market Trends

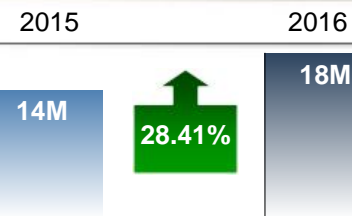
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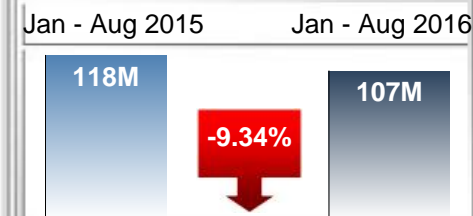


Comparative Analysis

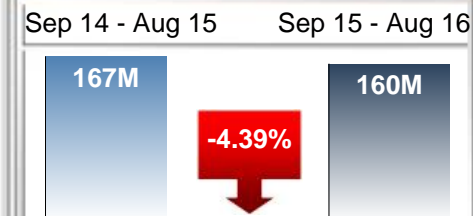
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

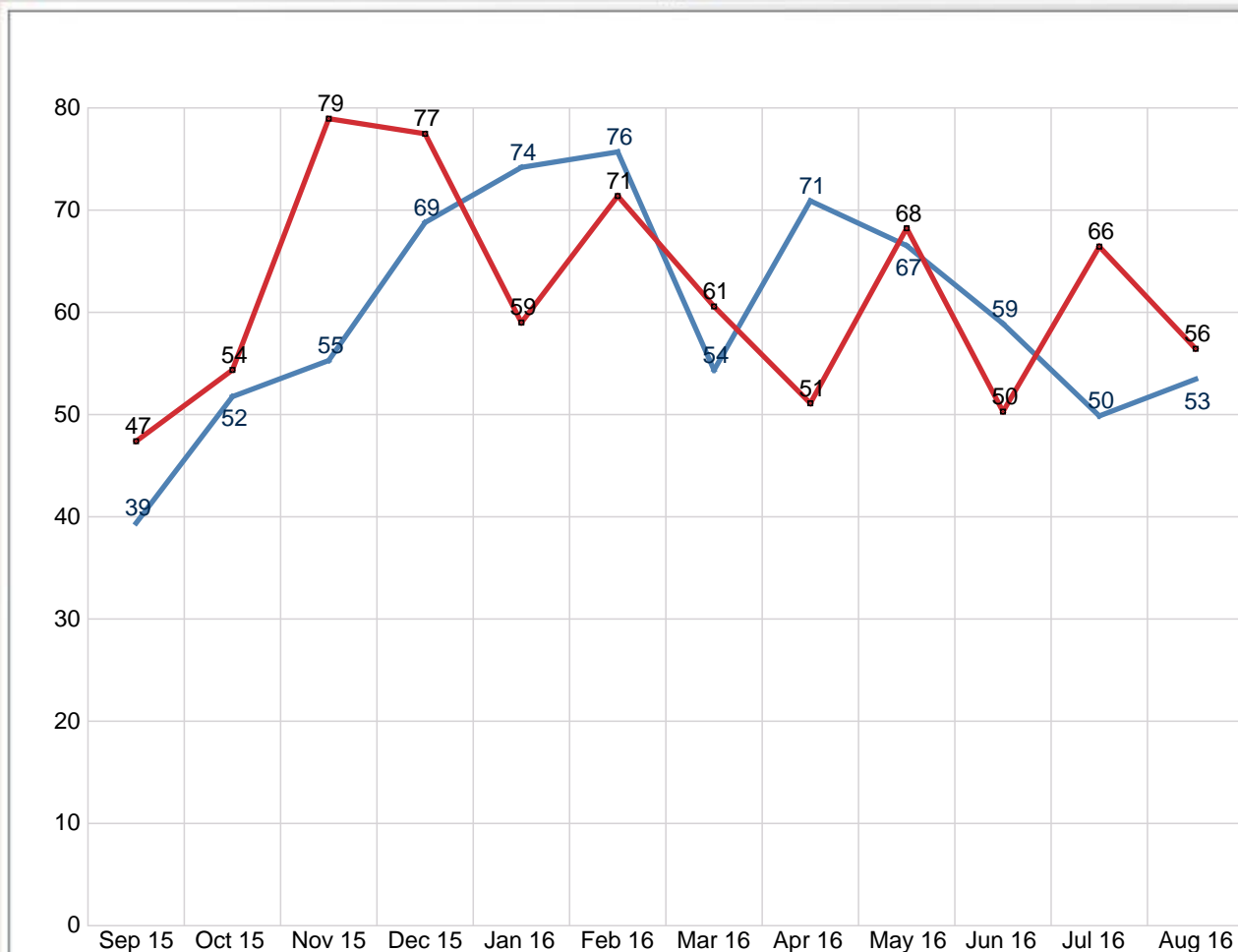
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Sep 16, 2016

Market Trends

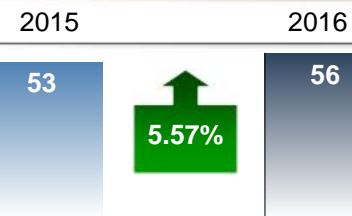
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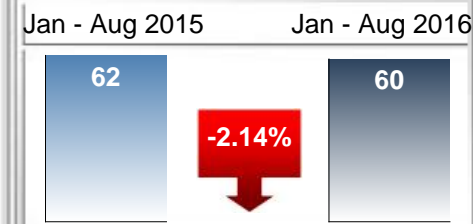


Comparative Analysis

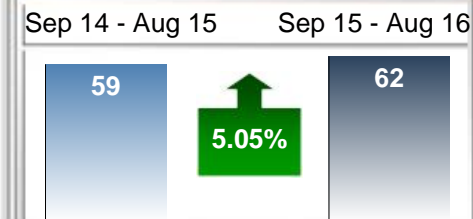
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

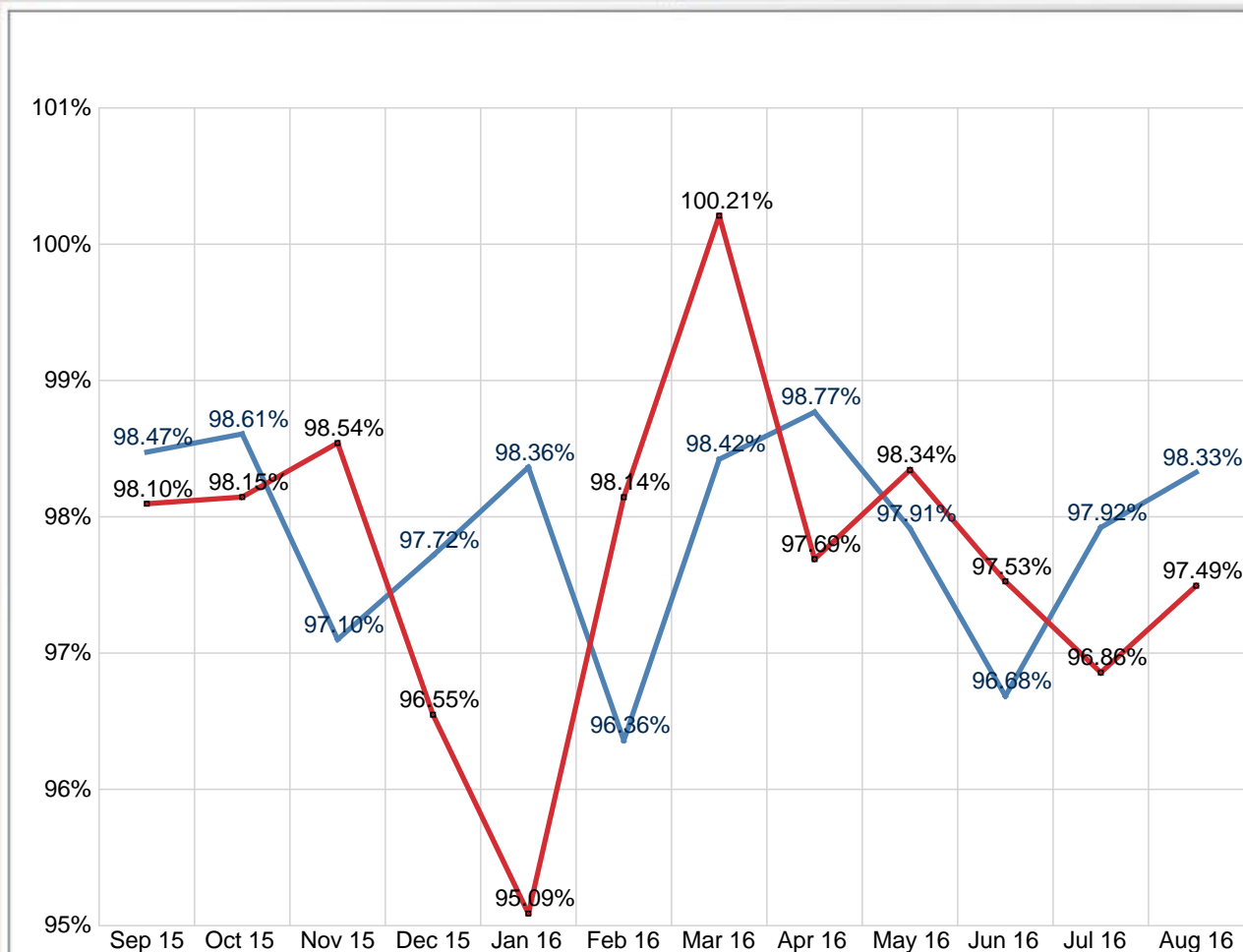
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Market Trends

Ready to Buy or Sell Real Estate?
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■ September 2015 - August 2016 (Current Year with Values)
 ■ September 2014 - August 2015 (Previous Year)



Comparative Analysis

AUGUST

2015	2016
98.33%	97.49%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.85%</div> 	

YEAR TO DATE (YTD)

Jan - Aug 2015	Jan - Aug 2016
97.85%	97.76%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.09%</div> 	

12 MONTH COMPARATIVE

Sep 14 - Aug 15	Sep 15 - Aug 16
97.91%	97.77%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.15%</div> 	



August 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

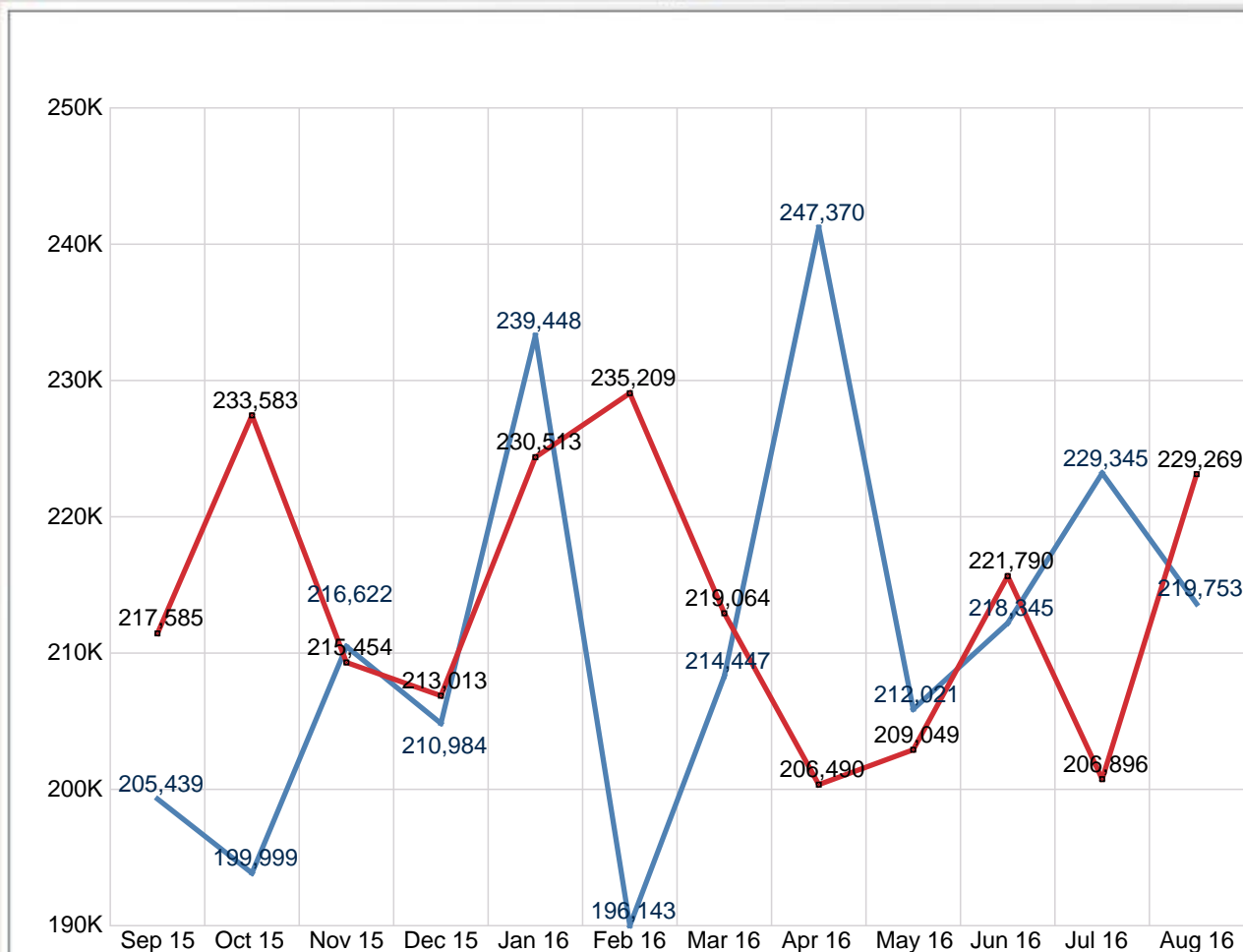
Report Produced on: Sep 16, 2016

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Market Trends

Ready to Buy or Sell Real Estate?
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■ September 2015 - August 2016 (Current Year with Values)
 ■ September 2014 - August 2015 (Previous Year)



Comparative Analysis

AUGUST

2015	2016
219,753	229,269
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 4.33%	

YEAR TO DATE (YTD)

Jan - Aug 2015	Jan - Aug 2016
222,591	217,831
<div style="color: red; font-weight: bold; font-size: 1.2em;">↓</div> -2.14%	

12 MONTH COMPARATIVE

Sep 14 - Aug 15	Sep 15 - Aug 16
217,939	218,313
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 0.17%	