



August 2016

Area Delimited by City Of Edmond -
Residential Property Type

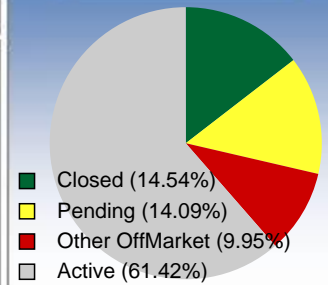


Absorption: Last 12 months, an Average of **317** Sales/Month

Active Inventory as of August 31, 2016 = **1,648**

	AUGUST		
	2015	2016	+/- %
Closed Listings	400	390	-2.50%
Pending Listings	378	378	0.00%
New Listings	544	576	5.88%
Median List Price	258,450	229,250	-11.30%
Median Sale Price	252,517	224,875	-10.95%
Median Percent of List Price to Selling Price	99.42%	98.70%	-0.73%
Median Days on Market to Sale	21.00	27.00	28.57%
End of Month Inventory	1,345	1,648	22.53%
Months Supply of Inventory	3.92	5.21	32.88%

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) Increases

The total housing inventory at the end of August 2016 rose **22.53%** to 1,648 existing homes available for sale. Over the last 12 months this area has had an average of 317 closed sales per month. This represents an unsold inventory index of **5.21** 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 **10.95%** in August 2016 to \$224,875 versus the previous year at \$252,517.

Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 6.00 days or **28.57%** in August 2016 compared to last year's same month at **21.00** DOM.

Sales Success for August 2016 is Positive

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

There were 576 New Listings in August 2016, up **5.88%** from last year at 544. Furthermore, there were 390 Closed Listings this month versus last year at 400, a **-2.50%** decrease.

Closed versus Listed trends yielded a **67.7%** ratio, down from last year's August 2016 at **73.5%**, a **7.92%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

What's in this Issue

Closed Listings	1
Pending Listings	2
New Listings	3
Inventory	4
Months Supply of Inventory	5
Median Days on Market to Sale	6
Median List Price at Closing	7
Median Sale Price at Closing	8
Median Percent of List Price to Selling Price	9
Market Summary	10

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

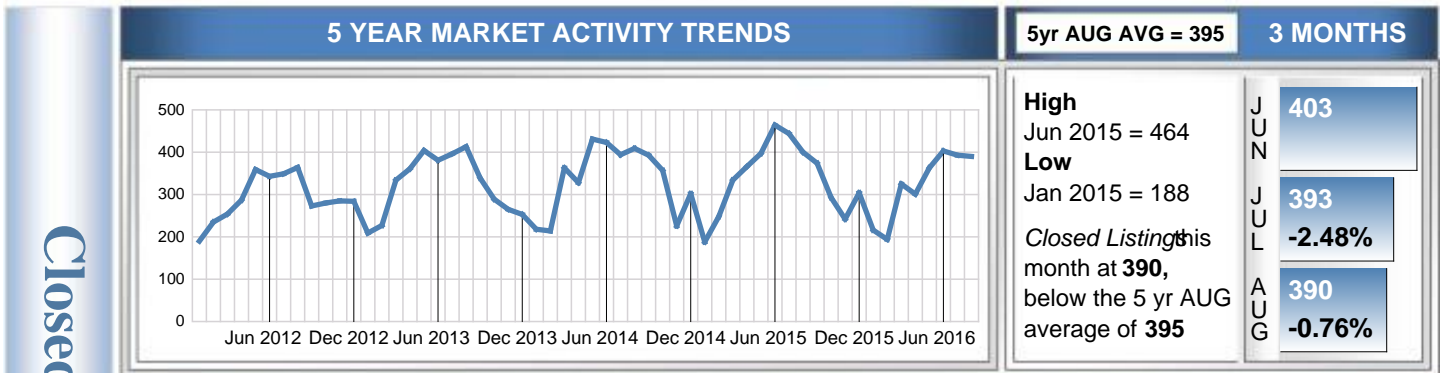
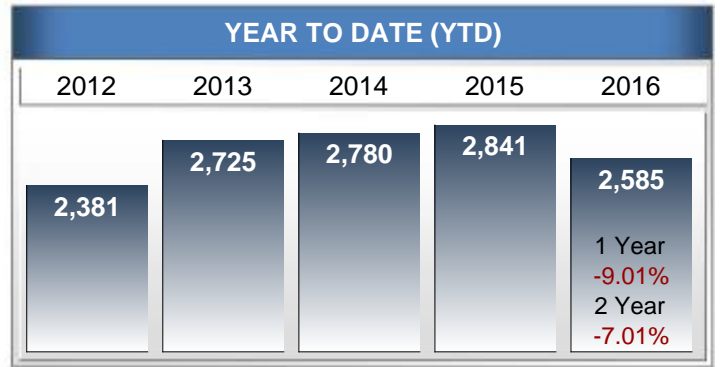
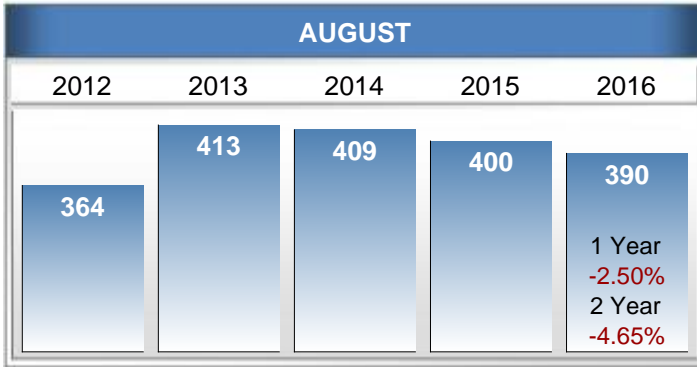
Closed Sales as of Sep 15, 2016



Closed Listings

Report Produced on: Sep 16, 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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

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	29	7.44%	6.0	6	22	1	0
\$125,001 - \$150,000	32	8.21%	12.5	1	28	3	0
\$150,001 - \$175,000	53	13.59%	17.0	0	45	7	1
\$175,001 - \$250,000	113	28.97%	27.0	4	65	43	1
\$250,001 - \$350,000	79	20.26%	38.0	1	22	54	2
\$350,001 - \$450,000	41	10.51%	64.0	1	8	27	5
\$450,001 and up	43	11.03%	46.0	0	2	31	10
Total Closed Units: 390				13	192	166	19
Total Closed Volume: 106,790,478				2.28M	37.57M	56.09M	10.86M
Median Closed Price: \$224,875				\$147,000	\$179,450	\$301,163	\$474,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

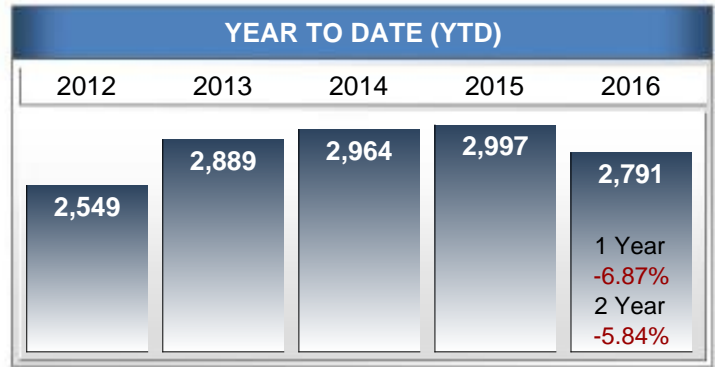
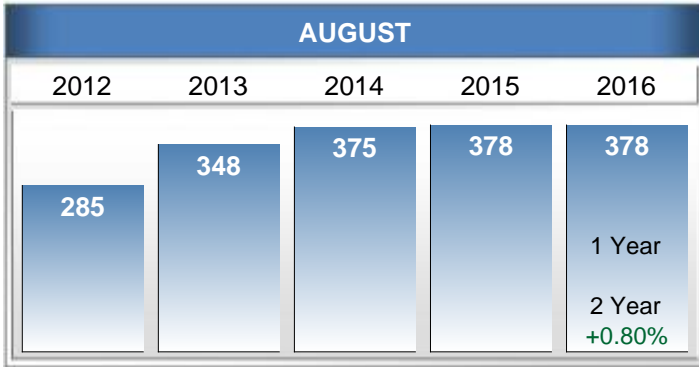
Pending Listings as of Sep 15, 2016



Pending Listings

Report Produced on: Sep 16, 2016

Area Delimited by City Of Edmond - Residential Property Type



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



5yr AUG AVG = 353 **3 MONTHS**

High
Apr 2015 = 446
Low
Dec 2015 = 185

Pending Listing this month at **378**, above the 5 yr AUG average of **353**

JUN	390
JUL	388
AUG	378
-0.51%	
-2.58%	

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	21	5.56%	8.0	6	13	1	1
\$125,001 - \$150,000	31	8.20%	24.0	5	25	1	0
\$150,001 - \$200,000	83	21.96%	27.0	6	57	20	0
\$200,001 - \$275,000	98	25.93%	31.0	4	42	51	1
\$275,001 - \$325,000	44	11.64%	46.5	0	18	26	0
\$325,001 - \$400,000	55	14.55%	55.0	3	14	34	4
\$400,001 and up	46	12.17%	51.0	1	5	29	11
Total Pending Units: 378				25	174	162	17
Total Pending Volume: 105,626,175				4.91M	37.31M	54.24M	9.16M
Median Listing Price: \$249,875				\$175,000	\$189,900	\$289,900	\$423,300



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

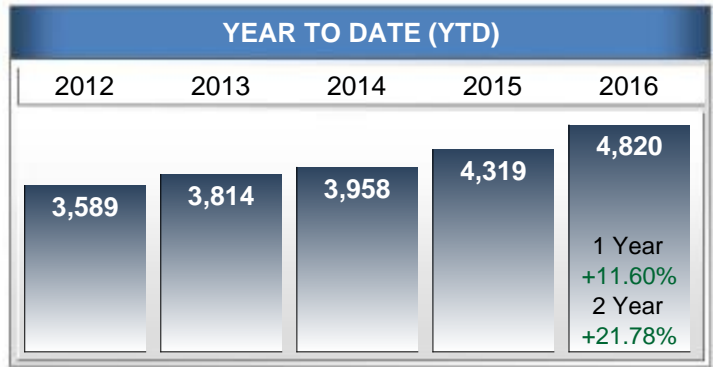
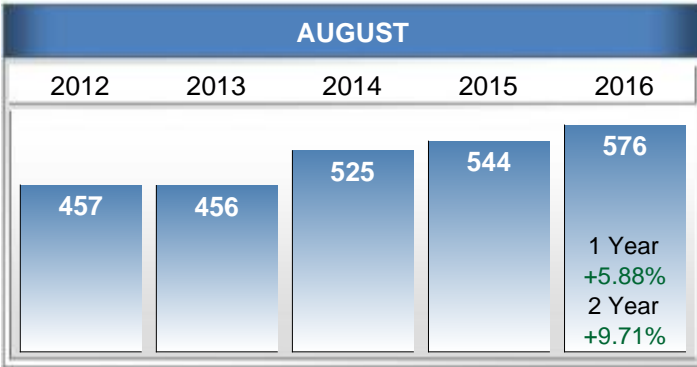
New Listings as of Sep 15, 2016



New Listings

Report Produced on: Sep 16, 2016

Area Delimited by City Of Edmond - Residential Property Type



New Listings

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



5yr AUG AVG = 512		3 MONTHS	
High	Jun 2016 = 665	JUN	665
Low	Dec 2013 = 249	JUL	630
<i>New Listings</i> this month at 576 , above the 5 yr AUG average of 512		AUG	576
			-5.26%
			-8.57%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	55	9.55%	7	45	1	2
\$150,001 - \$175,000	54	9.38%	2	44	8	0
\$175,001 - \$225,000	88	15.28%	3	47	35	3
\$225,001 - \$275,000	127	22.05%	4	52	70	1
\$275,001 - \$375,000	117	20.31%	1	50	59	7
\$375,001 - \$525,000	73	12.67%	0	13	53	7
\$525,001 and up	62	10.76%	0	7	35	20
Total New Listed Units:			17	258	261	40
Total New Listed Volume:			3.05M	62.91M	92.32M	28.42M
Median New Listed Listing Price:			\$174,900	\$215,000	\$299,000	\$535,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

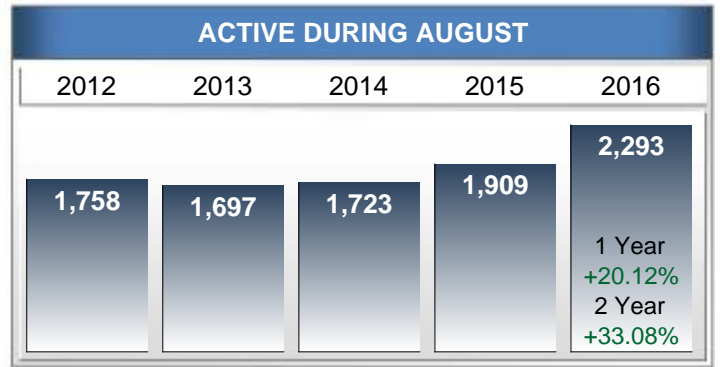
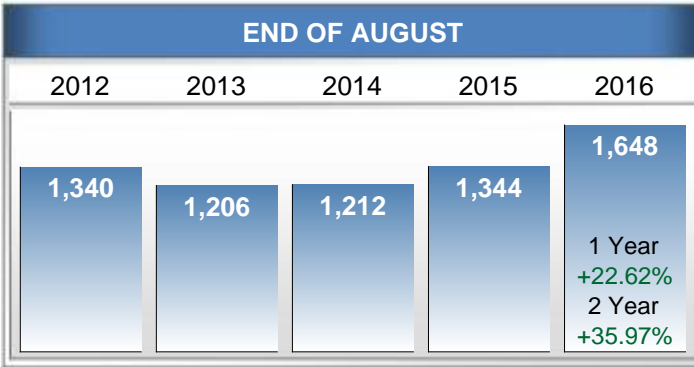
Active Inventory as of Sep 15, 2016



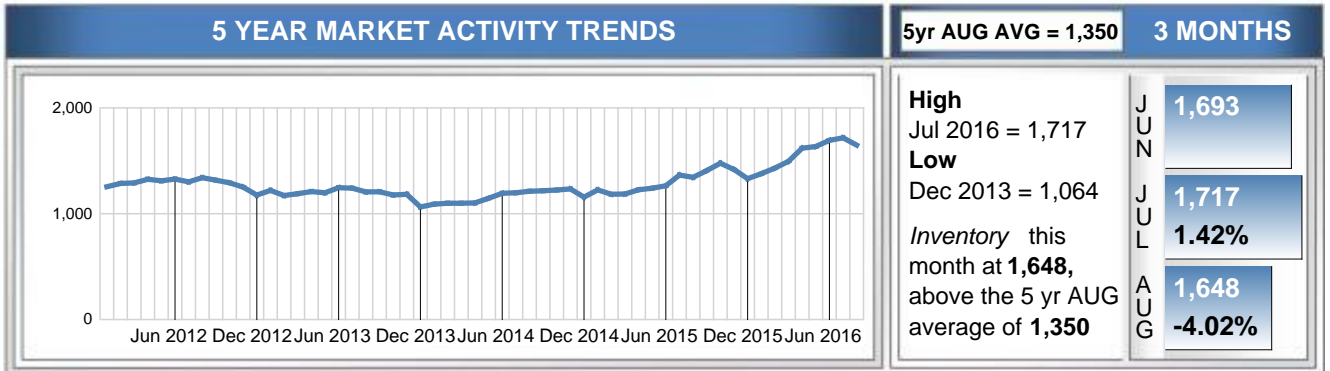
Active Inventory

Report Produced on: Sep 16, 2016

Area Delimited by City Of Edmond - 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+		
\$150,000 and less	82	4.98%	39.5	7	70	4	1		
\$150,001 - \$200,000	216	13.11%	43.0	4	169	41	2		
\$200,001 - \$250,000	241	14.62%	54.0	5	135	98	3		
\$250,001 - \$350,000	466	28.28%	66.0	8	195	242	21		
\$350,001 - \$450,000	261	15.84%	63.0	7	70	168	16		
\$450,001 - \$625,000	206	12.50%	88.5	4	37	134	31		
\$625,001 and up	176	10.68%	99.0	1	13	93	69		
Total Active Inventory by Units:				1,648	64.0	36	689	780	143
Total Active Inventory by Volume:				644,718,070		10.75M	196.01M	328.13M	109.82M
Median Active Inventory Listing Price:				\$305,950		\$277,750	\$245,000	\$355,000	\$595,000

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

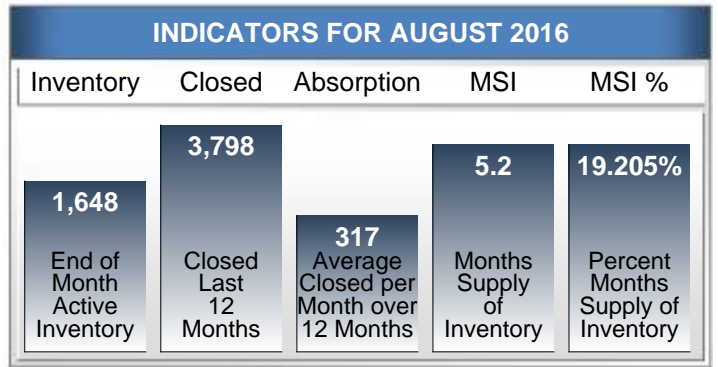
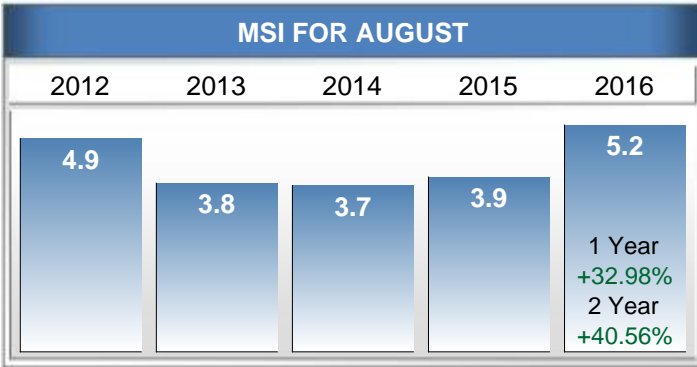
Active Inventory as of Sep 15, 2016



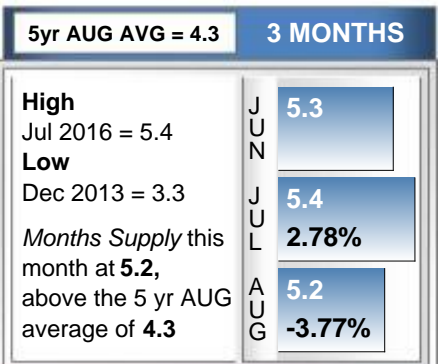
Months Supply of Inventory

Report Produced on: Sep 16, 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+
\$150,000 and less	82	4.98%	1.6	0.9	1.7	1.5	6.0
\$150,001 - \$200,000	216	13.11%	2.9	2.4	3.0	2.6	8.0
\$200,001 - \$250,000	241	14.62%	4.4	2.6	5.0	3.9	18.0
\$250,001 - \$350,000	466	28.28%	6.4	6.0	8.3	5.3	8.7
\$350,001 - \$450,000	261	15.84%	7.8	21.0	9.0	7.3	6.2
\$450,001 - \$625,000	206	12.50%	10.1	48.0	17.8	9.0	9.3
\$625,001 and up	176	10.68%	17.2	0.0	52.0	17.7	14.5
MSI:			5.2	2.7	4.4	5.9	10.5
Total Active Inventory:			1,648	36	689	780	143



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

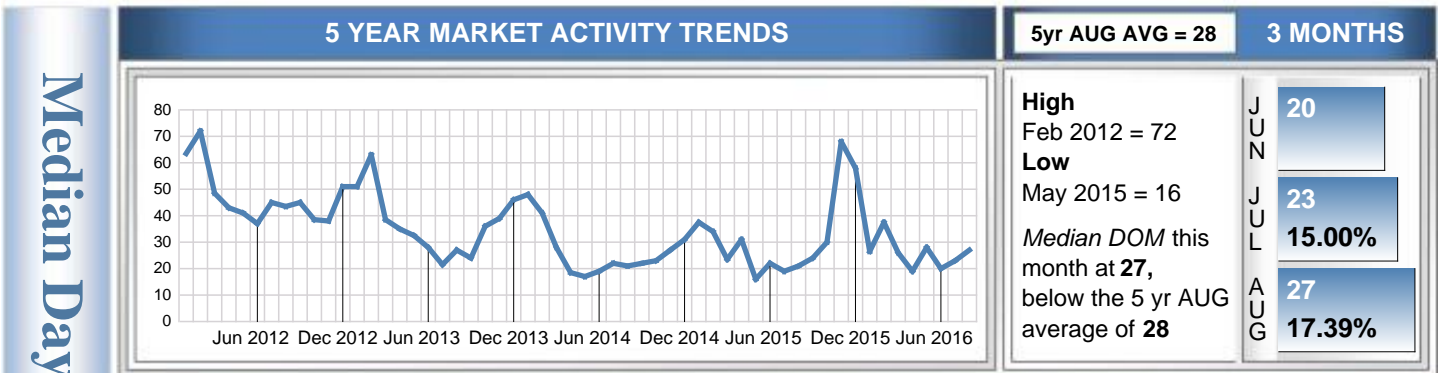
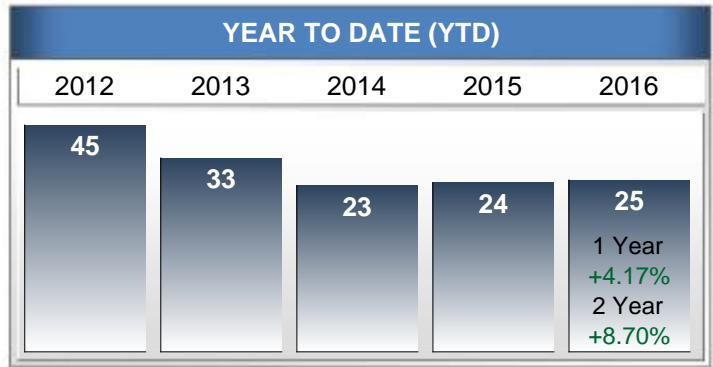
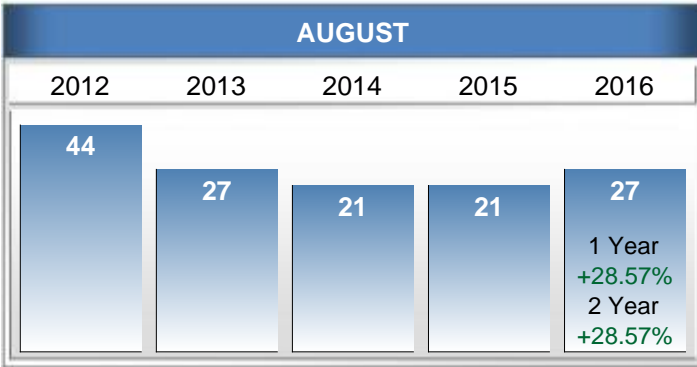
Closed Sales as of Sep 15, 2016



Median Days on Market to Sale

Report Produced on: Sep 16, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	29			7.44%	6.0	7.0	6.5	3.0	0.0
\$125,001 - \$150,000	32			8.21%	12.5	18.0	11.5	14.0	0.0
\$150,001 - \$175,000	53			13.59%	17.0	0.0	12.0	25.0	85.0
\$175,001 - \$250,000	113			28.97%	27.0	8.5	27.0	34.0	2.0
\$250,001 - \$350,000	79			20.26%	38.0	135.0	19.0	39.5	32.5
\$350,001 - \$450,000	41			10.51%	64.0	128.0	35.5	67.0	96.0
\$450,001 and up	43			11.03%	46.0	0.0	66.0	41.0	72.0
Median Closed DOM:	27.0					12.0	17.0	39.0	63.0
Total Closed Units:	390					13	192	166	19
Total Closed Volume:	106,790,478					2.28M	37.57M	56.09M	10.86M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

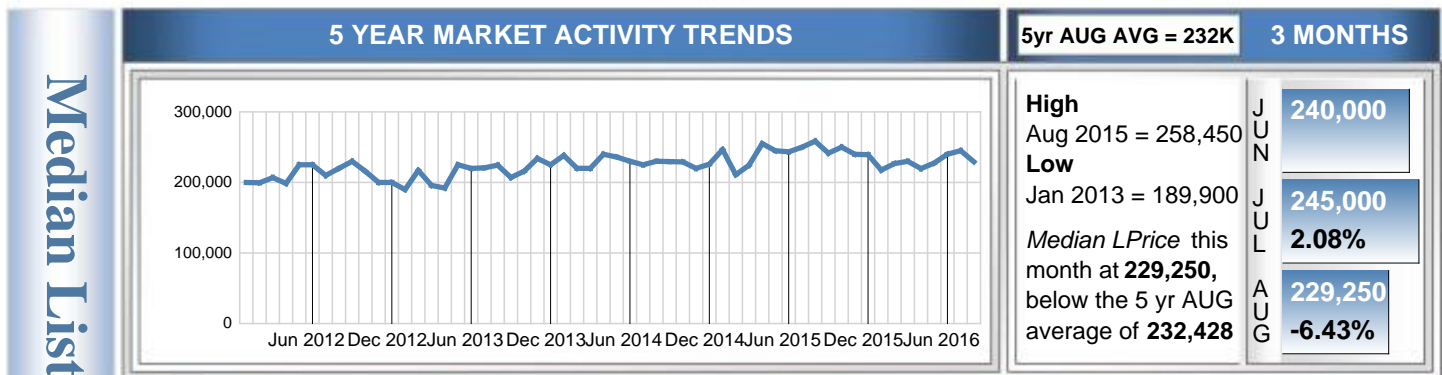
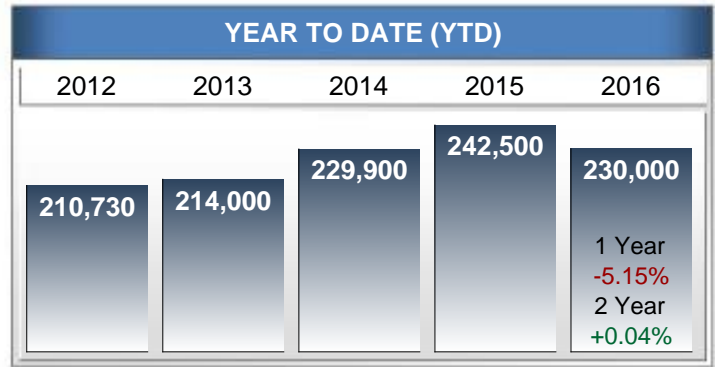
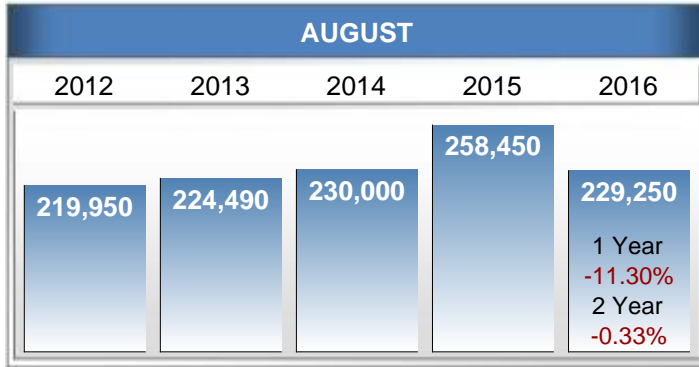
Closed Sales as of Sep 15, 2016



Median List Price at Closing

Report Produced on: Sep 16, 2016

Area Delimited by 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	24		6.15%	110,200	82,450	110,500	117,750	0
\$125,001 - \$150,000	36		9.23%	139,900	149,000	139,000	146,250	0
\$150,001 - \$175,000	48		12.31%	165,000	0	165,000	165,000	0
\$175,001 - \$250,000	114		29.23%	209,988	222,200	205,000	211,000	209,900
\$250,001 - \$350,000	79		20.26%	299,500	350,000	299,950	293,000	337,000
\$350,001 - \$450,000	45		11.54%	398,900	398,900	369,500	391,450	429,900
\$450,001 and up	44		11.28%	559,950	0	514,750	549,900	779,750
Median List Price:		\$229,250			\$149,000	\$181,000	\$305,032	\$489,900
Total Closed Units:		390			13	192	166	19
Total List Volume:		109,053,084			2.32M	38.16M	57.23M	11.35M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

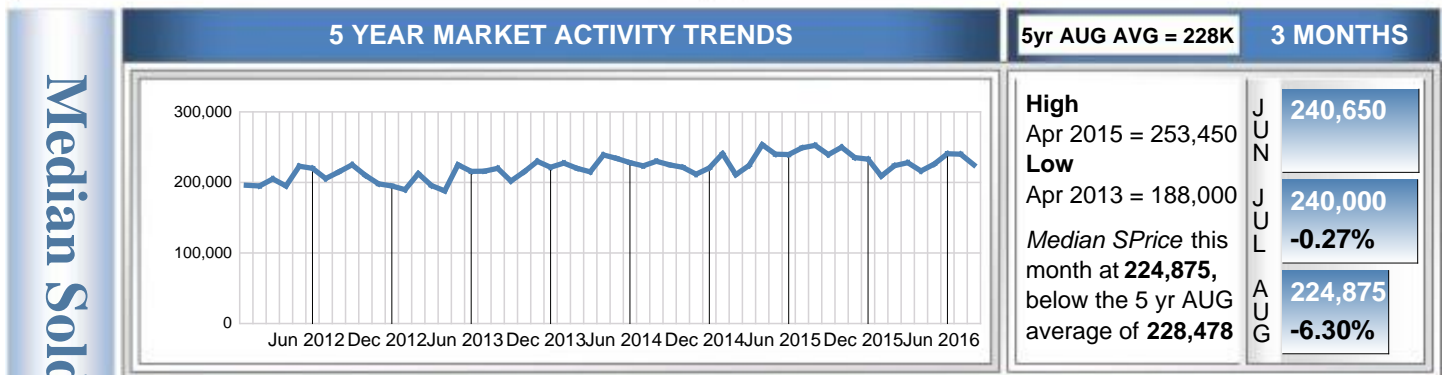
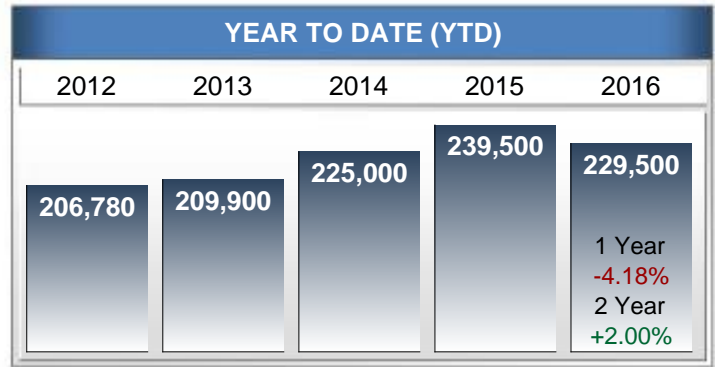
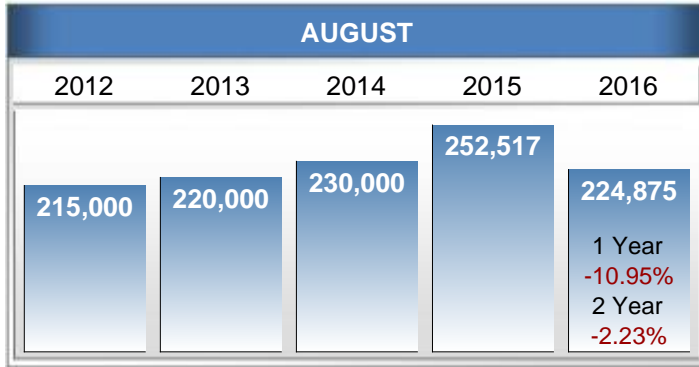
Closed Sales as of Sep 15, 2016



Median Sold Price at Closing

Report Produced on: Sep 16, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	29		7.44%	109,000	76,750	109,750	116,500	0
\$125,001 - \$150,000	32		8.21%	136,000	147,000	135,000	140,000	0
\$150,001 - \$175,000	53		13.59%	165,000	0	165,000	165,000	169,900
\$175,001 - \$250,000	113		28.97%	211,000	221,300	204,500	218,704	239,900
\$250,001 - \$350,000	79		20.26%	299,900	350,000	299,450	298,250	331,500
\$350,001 - \$450,000	41		10.51%	398,000	381,000	367,500	395,500	423,300
\$450,001 and up	43		11.03%	555,000	0	511,750	535,000	766,250
Median Closed Price:	\$224,875				\$147,000	\$179,450	\$301,163	\$474,000
Total Closed Units:	390				13	192	166	19
Total Closed Volume:	106,790,478				2.28M	37.57M	56.09M	10.86M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

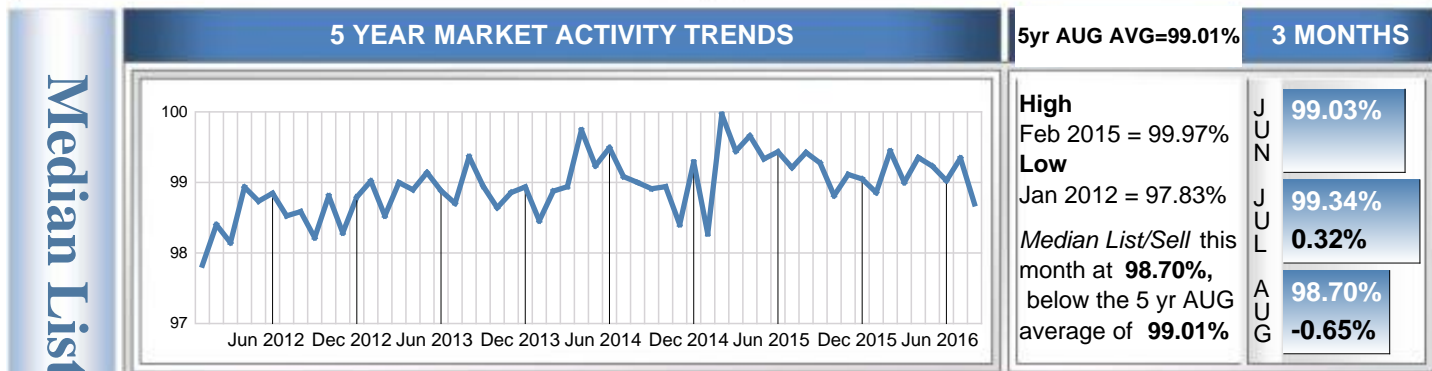
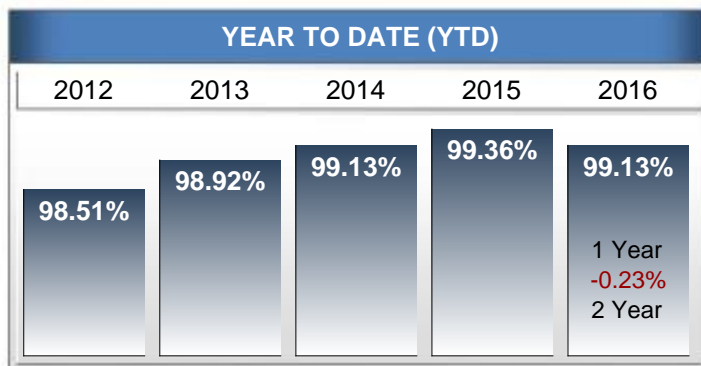
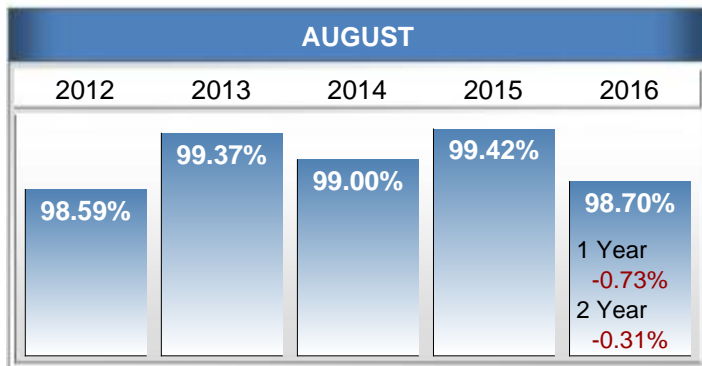
Closed Sales as of Sep 15, 2016



Median Percent of List Price to Selling Price

Report Produced on: Sep 16, 2016

Area Delimited by City Of Edmond - Residential Property Type



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	29	7.44%	97.08%	98.40%	95.93%	98.94%	0.00%
\$125,001 - \$150,000	32	8.21%	98.26%	98.66%	98.42%	96.55%	0.00%
\$150,001 - \$175,000	53	13.59%	100.00%	0.00%	100.00%	100.00%	94.44%
\$175,001 - \$250,000	113	28.97%	100.00%	100.00%	100.00%	99.78%	100.00%
\$250,001 - \$350,000	79	20.26%	98.86%	100.00%	100.00%	98.52%	98.30%
\$350,001 - \$450,000	41	10.51%	98.63%	95.51%	98.65%	98.67%	98.61%
\$450,001 and up	43	11.03%	97.17%	0.00%	99.44%	97.31%	95.84%
Median List/Sell Ratio:	98.70%			99.19%	99.34%	98.60%	96.60%
Total Closed Units:	390			13	192	166	19
Total Closed Volume:	106,790,478			2.28M	37.57M	56.09M	10.86M



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2016

Inventory as of Sep 15, 2016



Market Summary

Report Produced on: Sep 16, 2016

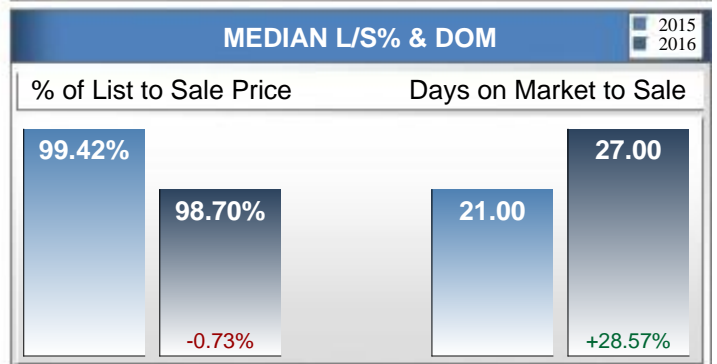
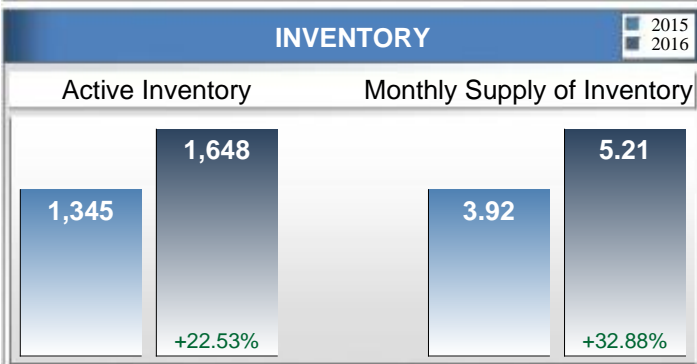
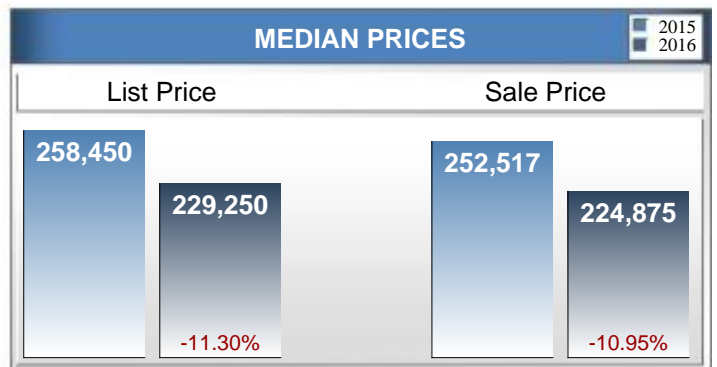
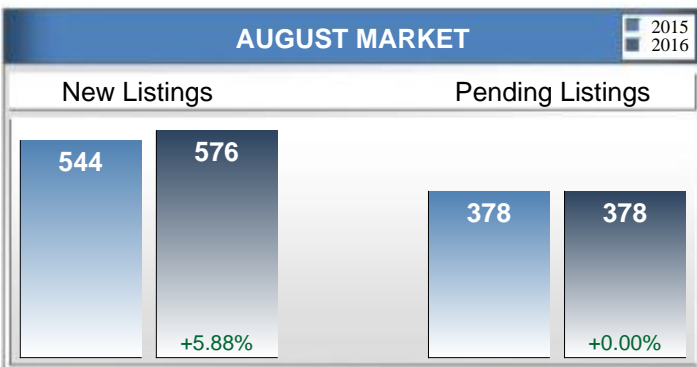
Area Delimited by City Of Edmond - Residential Property Type



Absorption: Last 12 months, an Average of 317 Sales/Month

Active Inventory as of August 31, 2016 = 1,648

	AUGUST			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	400	390	-2.50%	2,841	2,585	-9.01%
Pending Sales	378	378	0.00%	2,997	2,791	-6.87%
New Listings	544	576	5.88%	4,319	4,820	11.60%
Median List Price	258,450	229,250	-11.30%	242,500	230,000	-5.15%
Median Sale Price	252,517	224,875	-10.95%	239,500	229,500	-4.18%
Median Percent of List Price to Selling Price	99.42%	98.70%	-0.73%	99.36%	99.13%	-0.23%
Median Days on Market to Sale	21.00	27.00	28.57%	24.00	25.00	4.17%
Monthly Inventory	1,345	1,648	22.53%	1,345	1,648	22.53%
Months Supply of Inventory	3.92	5.21	32.88%	3.92	5.21	32.88%





August 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

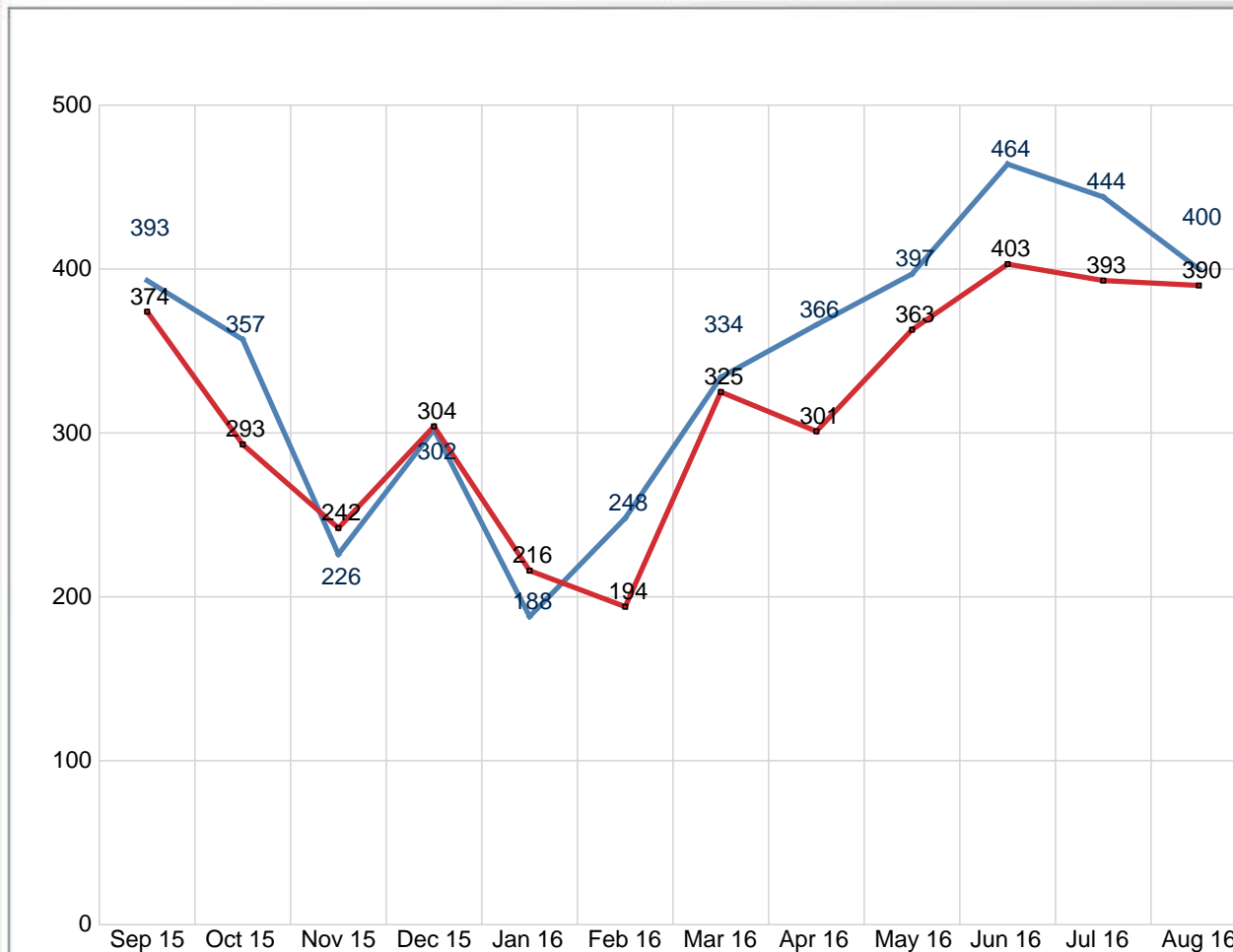
Report Produced on: Sep 16, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

AUGUST

2015	2016
400	390
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.50%</div> 	

YEAR TO DATE (YTD)

Jan - Aug 2015	Jan - Aug 2016
2,841	2,585
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.01%</div> 	

12 MONTH COMPARATIVE

Sep 14 - Aug 15	Sep 15 - Aug 16
4,119	3,798
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.79%</div> 	



August 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

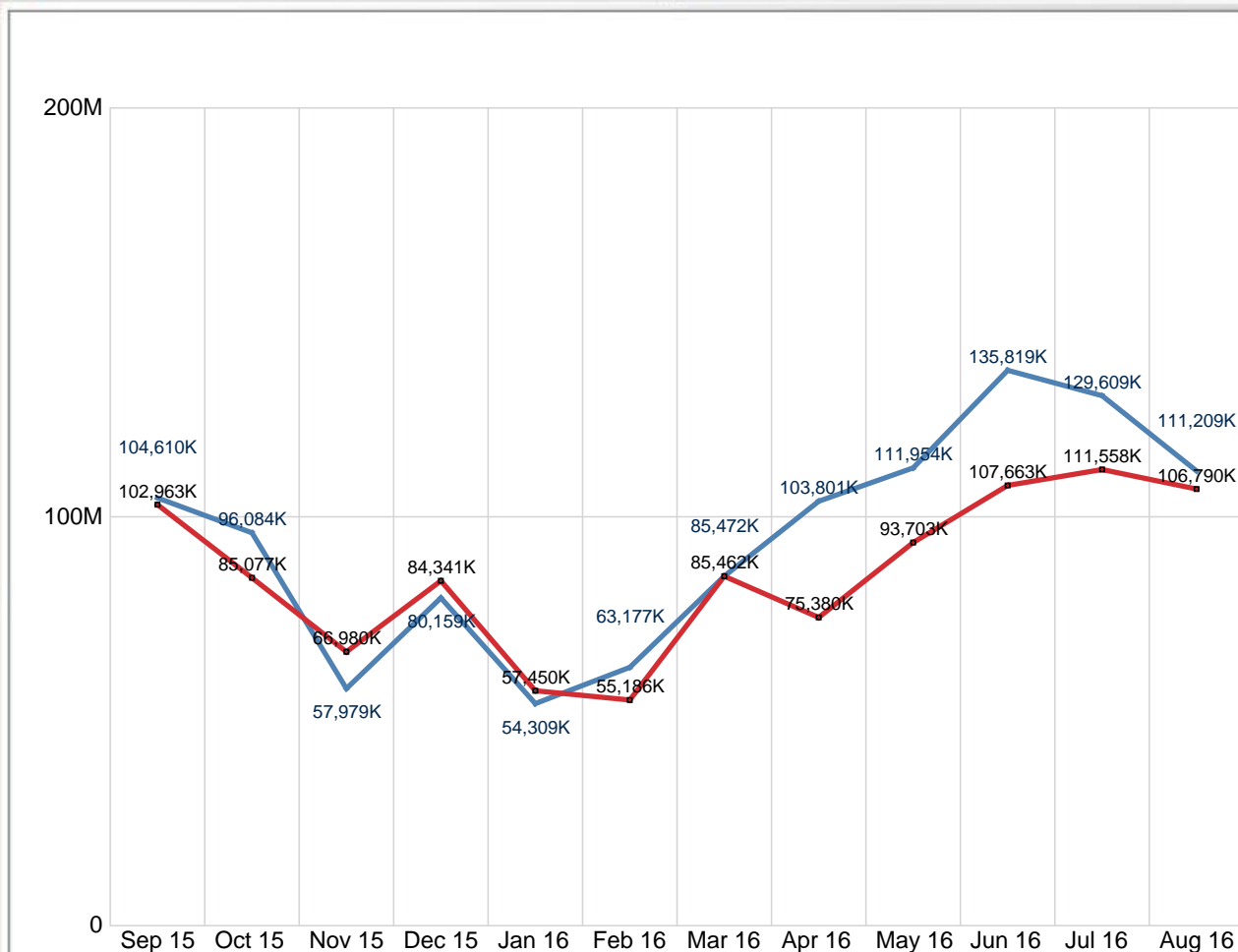
Report Produced on: Sep 16, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

AUGUST

2015	2016
111M	107M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.97%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2015	Jan - Aug 2016
795M	693M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-12.84%</div>	

12 MONTH COMPARATIVE

Sep 14 - Aug 15	Sep 15 - Aug 16
1.13B	1.03B
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.96%</div>	



August 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

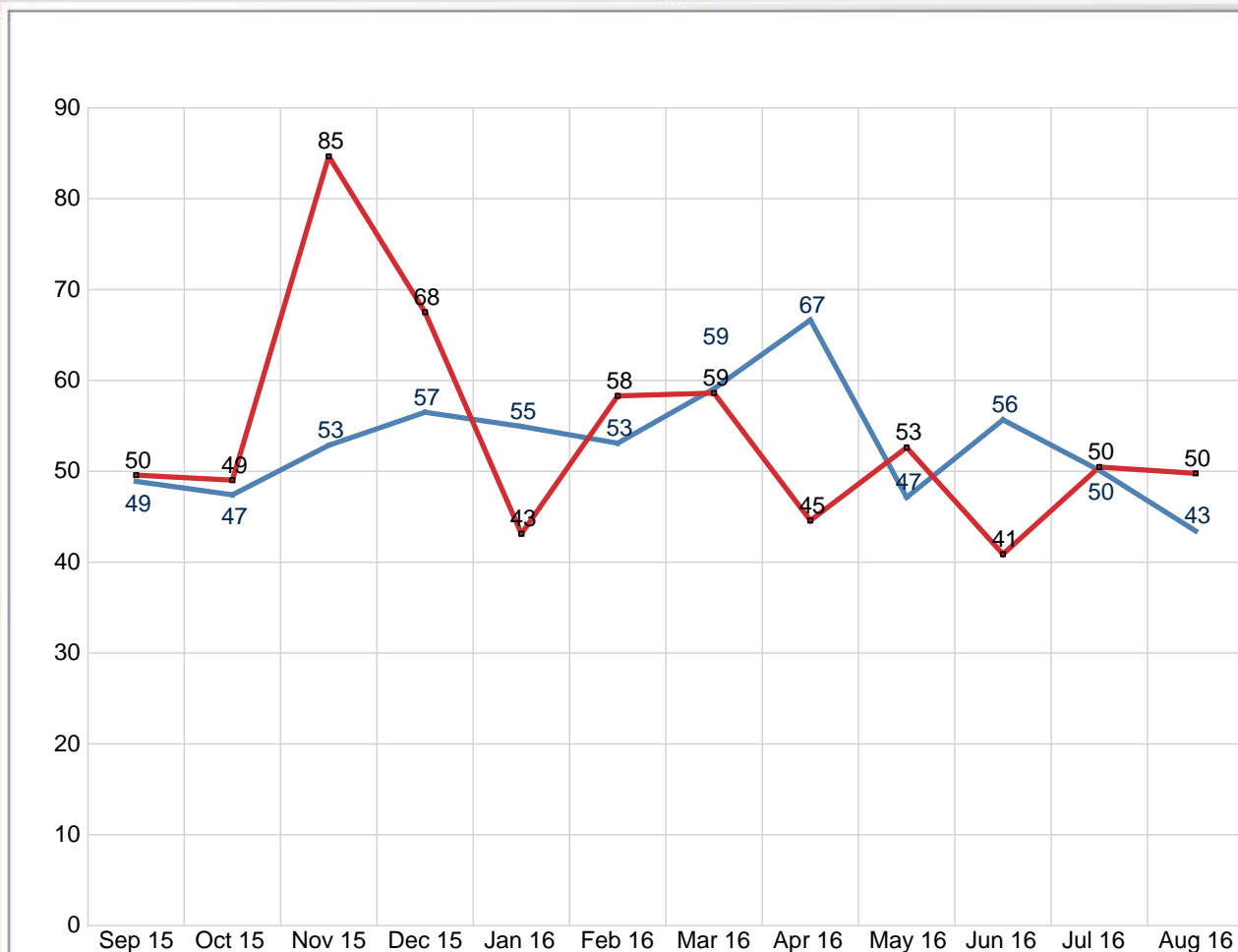
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Sep 16, 2016

Market Trends

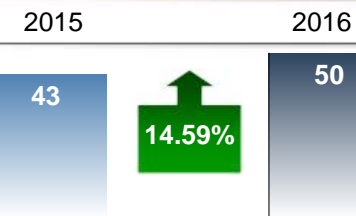
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

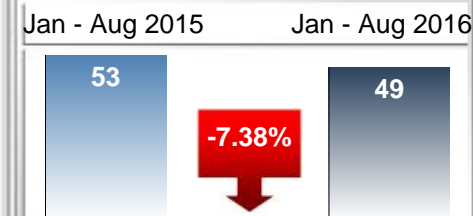


Comparative Analysis

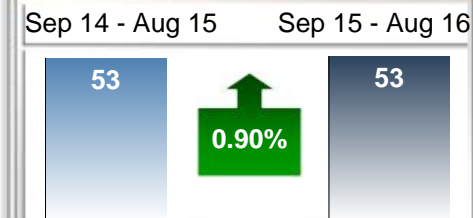
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

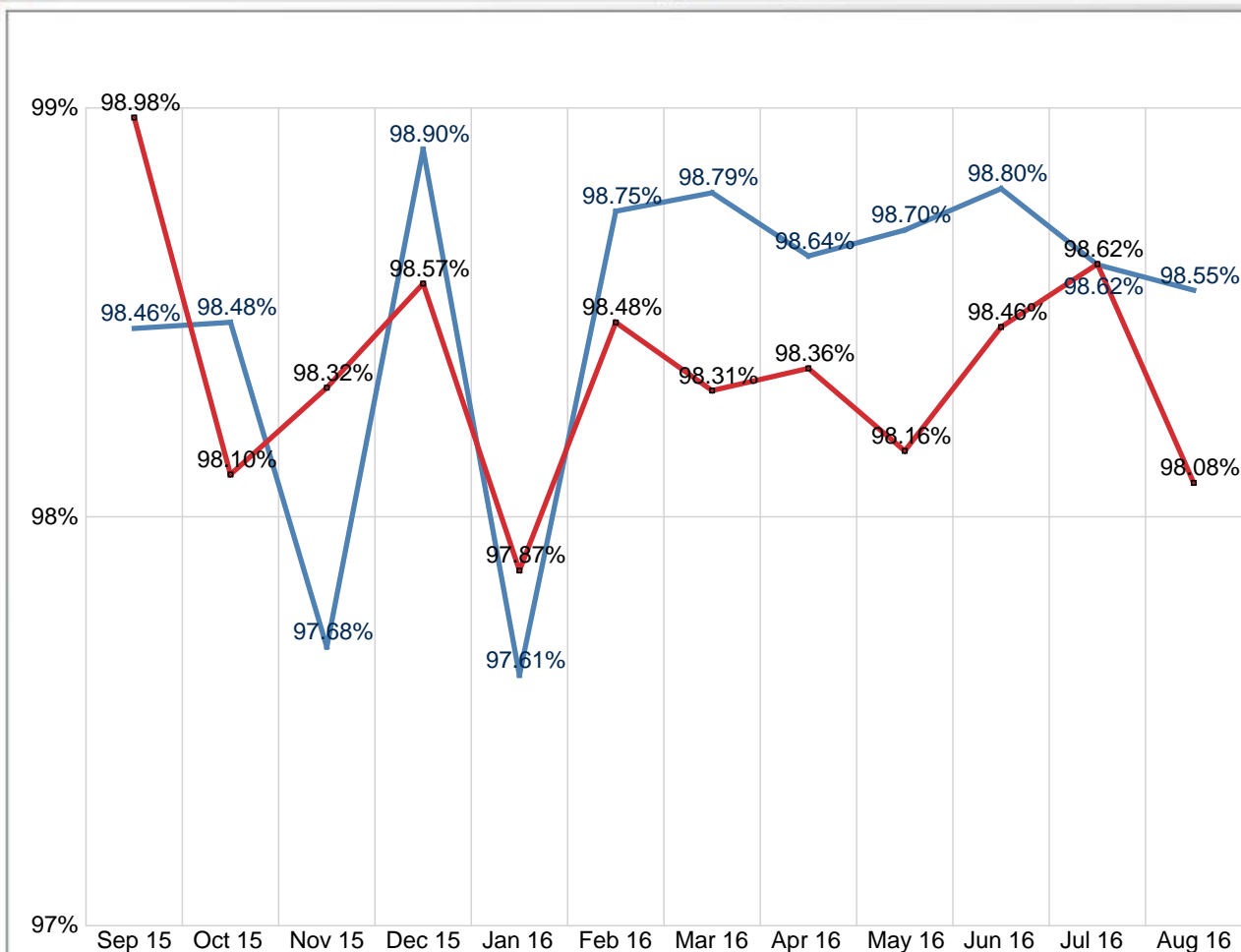
Report Produced on: Sep 16, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

AUGUST

2015	2016
98.55%	98.08%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.48%</div> 	

YEAR TO DATE (YTD)

Jan - Aug 2015	Jan - Aug 2016
98.62%	98.31%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.32%</div> 	

12 MONTH COMPARATIVE

Sep 14 - Aug 15	Sep 15 - Aug 16
98.56%	98.38%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.18%</div> 	



August 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

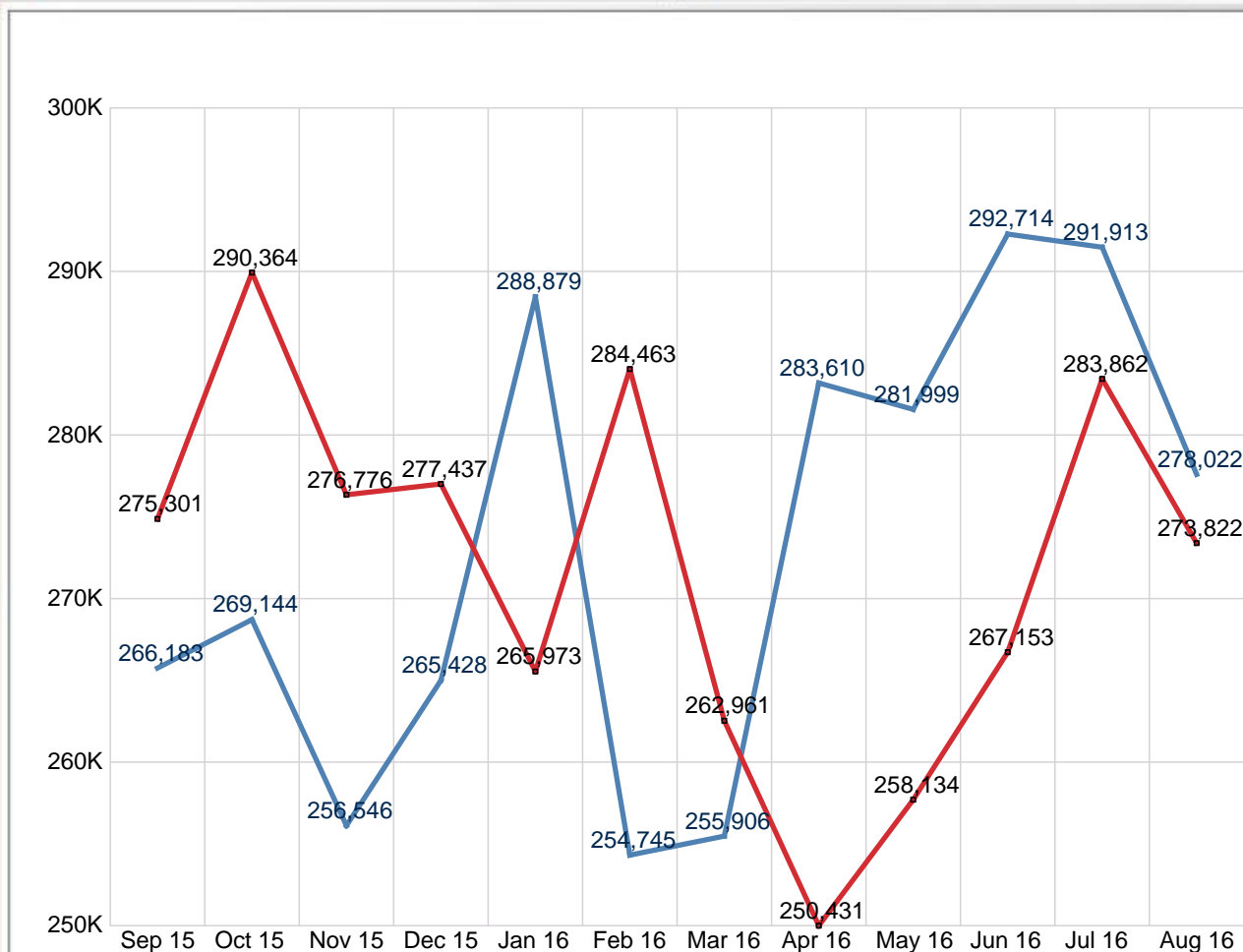
Report Produced on: Sep 16, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

AUGUST

2015	2016
278,022	273,822
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.51%</div> 	

YEAR TO DATE (YTD)

Jan - Aug 2015	Jan - Aug 2016
279,955	268,159
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.21%</div> 	

12 MONTH COMPARATIVE

Sep 14 - Aug 15	Sep 15 - Aug 16
275,354	271,867
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.27%</div> 	