



September 2016

Area Delimited by County Of Logan -
Residential Property Type

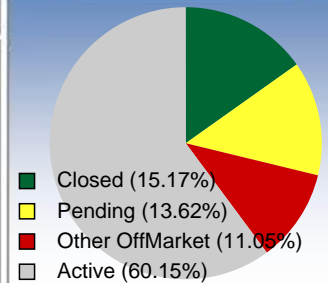


Absorption: Last 12 months, an Average of **60** Sales/Month

Active Inventory as of September 30, 2016 = **234**

	SEPTEMBER		
	2015	2016	+/- %
Closed Listings	69	59	-14.49%
Pending Listings	64	53	-17.19%
New Listings	104	90	-13.46%
Median List Price	215,000	214,900	-0.05%
Median Sale Price	210,000	205,000	-2.38%
Median Percent of List Price to Selling Price	98.58%	98.31%	-0.27%
Median Days on Market to Sale	19.00	38.00	100.00%
End of Month Inventory	259	234	-9.65%
Months Supply of Inventory	4.11	3.88	-5.40%

Market Activity



Report Produced on: Oct 07, 2016

Monthly Inventory Analysis

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

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2016 decreased **9.65%** to 234 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.88** 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 **2.38%** in September 2016 to \$205,000 versus the previous year at \$210,000.

Median Days on Market Lengthens

The median number of **38.00** days that homes spent on the market before selling increased by 19.00 days or **100.00%** in September 2016 compared to last year's same month at **19.00** DOM.

Sales Success for September 2016 is Positive

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

There were 90 New Listings in September 2016, down **13.46%** from last year at 104. Furthermore, there were 59 Closed Listings this month versus last year at 69, a **-14.49%** decrease.

Closed versus Listed trends yielded a **65.6%** ratio, down from last year's September 2016 at **66.3%**, a **1.19%** 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®

September 2016

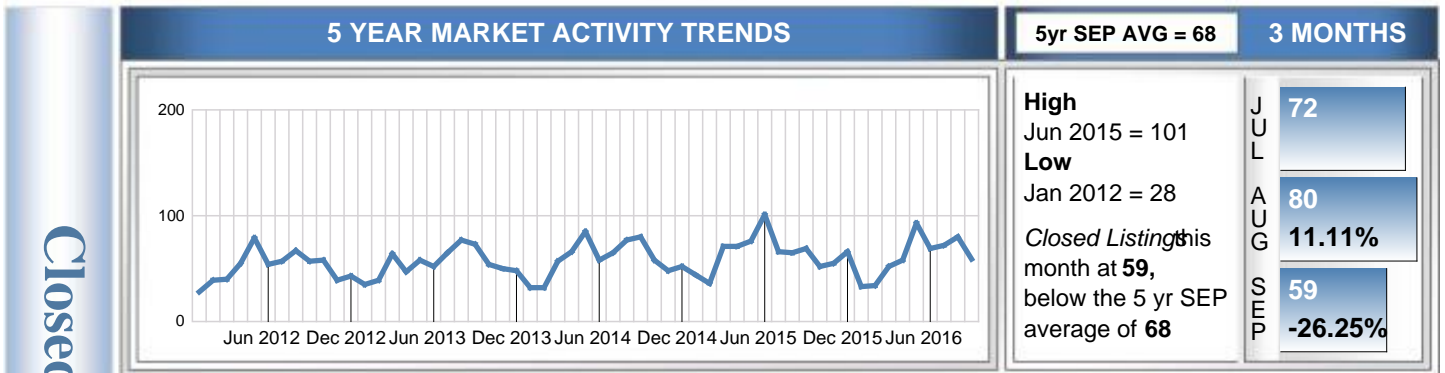
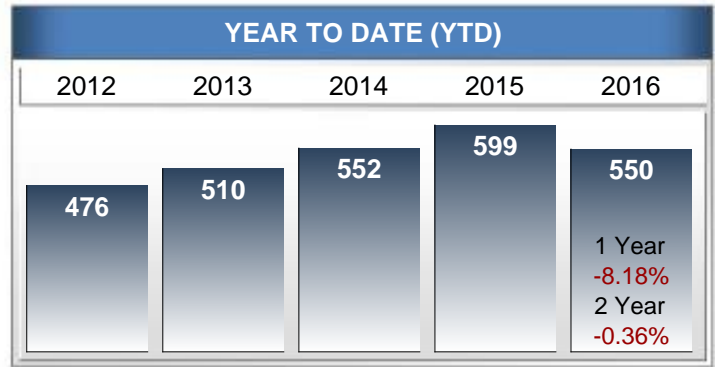
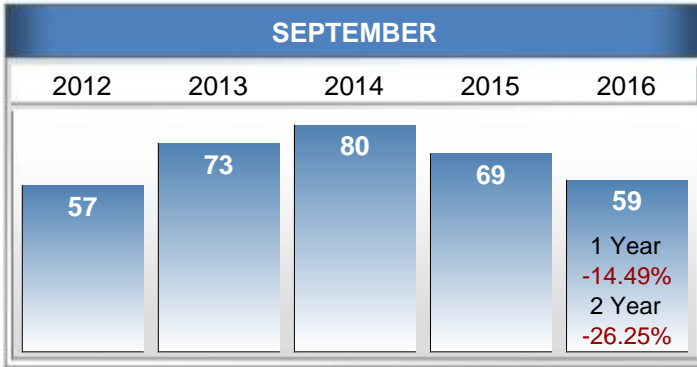
Closed Sales as of Oct 06, 2016



Closed Listings

Report Produced on: Oct 07, 2016

Area Delimited by County Of Logan - 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+
\$50,000 and less	5	8.47%	67.0	2	2	1	0
\$50,001 - \$100,000	7	11.86%	24.0	1	6	0	0
\$100,001 - \$150,000	10	16.95%	33.0	1	6	3	0
\$150,001 - \$250,000	15	25.42%	34.0	0	8	6	1
\$250,001 - \$300,000	7	11.86%	32.0	0	1	6	0
\$300,001 - \$400,000	9	15.25%	75.0	0	4	5	0
\$400,001 and up	6	10.17%	18.0	0	2	3	1
Total Closed Units:	59		38.0	4	29	24	2
Total Closed Volume:	12,700,135			258.00K	5.31M	6.36M	767.75K
Median Closed Price:	\$205,000			\$61,000	\$155,000	\$268,950	\$383,875



Monthly Inventory Analysis

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September 2016

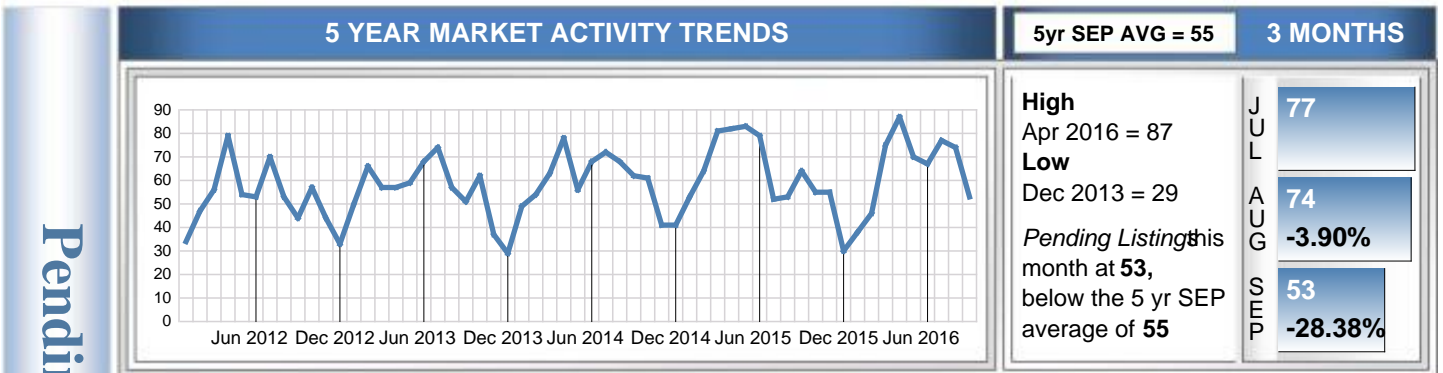
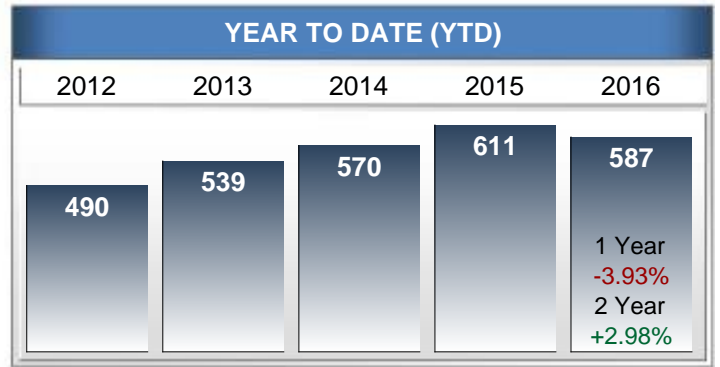
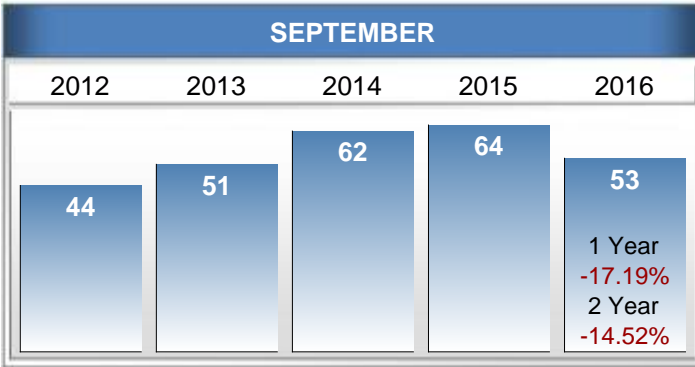
Pending Listings as of Oct 06, 2016



Pending Listings

Report Produced on: Oct 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

Ready to Buy or Sell Real Estate?
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	5	9.43%	15.0	1	4	0	0		
\$50,001 - \$75,000	3	5.66%	38.0	0	1	2	0		
\$75,001 - \$125,000	9	16.98%	5.0	3	5	0	1		
\$125,001 - \$200,000	16	30.19%	35.5	1	13	2	0		
\$200,001 - \$275,000	8	15.09%	16.0	0	4	4	0		
\$275,001 - \$325,000	5	9.43%	76.0	0	2	3	0		
\$325,001 and up	7	13.21%	7.0	0	2	5	0		
Total Pending Units:				53	25.0	5	31	16	1
Total Pending Volume:				9,767,274		502.00K	4.97M	4.17M	124.90K
Median Listing Price:				\$159,900		\$98,500	\$149,950	\$271,875	\$124,900



Monthly Inventory Analysis

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September 2016

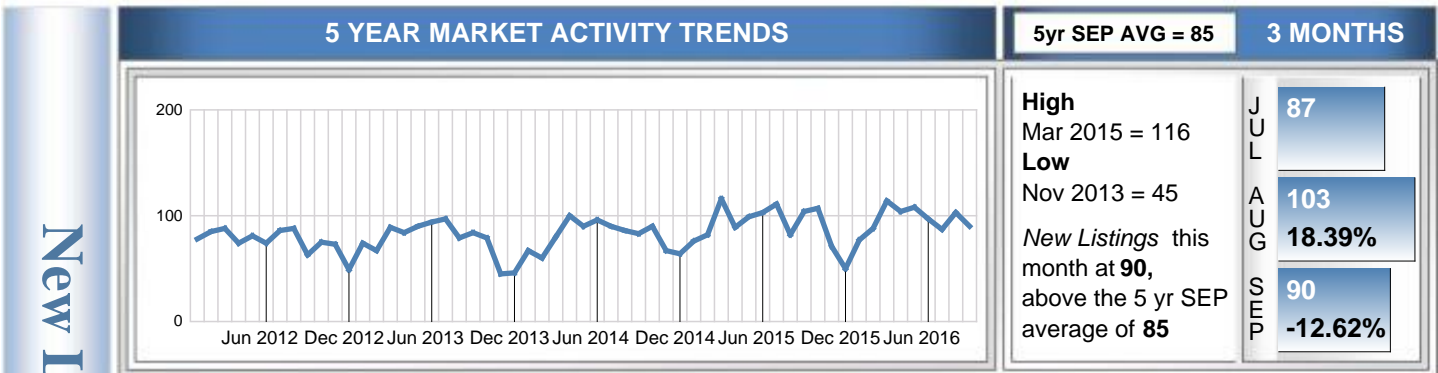
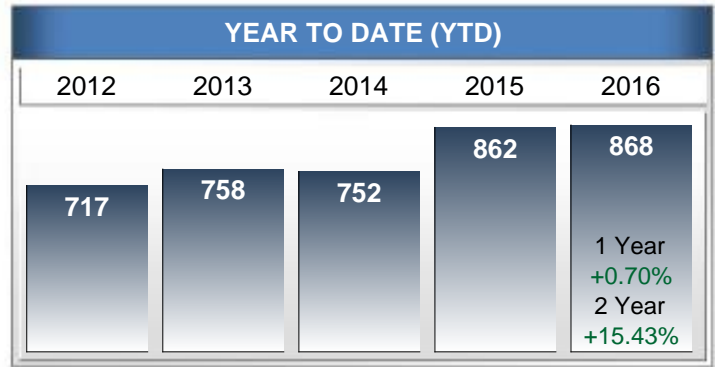
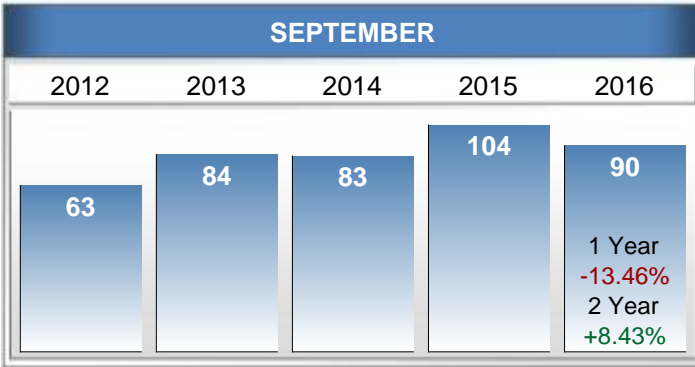
New Listings as of Oct 06, 2016



New Listings

Report Produced on: Oct 07, 2016

Area Delimited by County Of Logan - Residential Property Type



New Listings

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Contact an experienced REALTOR

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	6	6.67%	1	5	0	0
\$75,001 - \$125,000	15	16.67%	6	9	0	0
\$125,001 - \$150,000	8	8.89%	1	4	3	0
\$150,001 - \$250,000	26	28.89%	1	14	10	1
\$250,001 - \$300,000	14	15.56%	0	8	6	0
\$300,001 - \$375,000	10	11.11%	0	5	3	2
\$375,001 and up	11	12.22%	1	1	7	2
Total New Listed Units:	90		10	46	29	5
Total New Listed Volume:	20,176,665		1.38M	8.84M	8.26M	1.69M
Median New Listed Listing Price:	\$209,900		\$99,200	\$186,250	\$274,900	\$358,000



Monthly Inventory Analysis

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September 2016

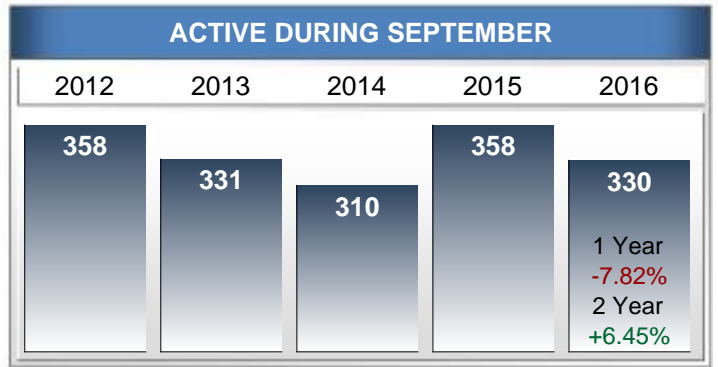
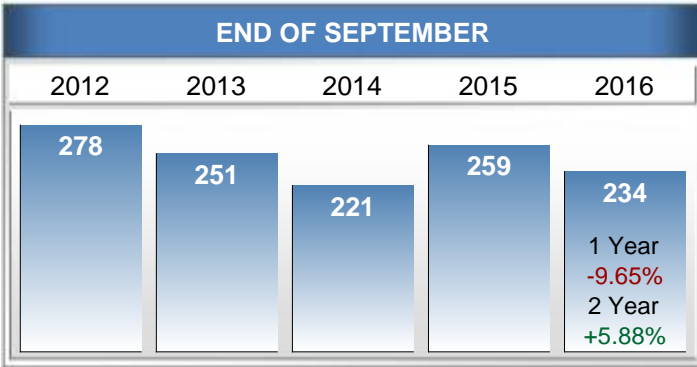
Active Inventory as of Oct 06, 2016



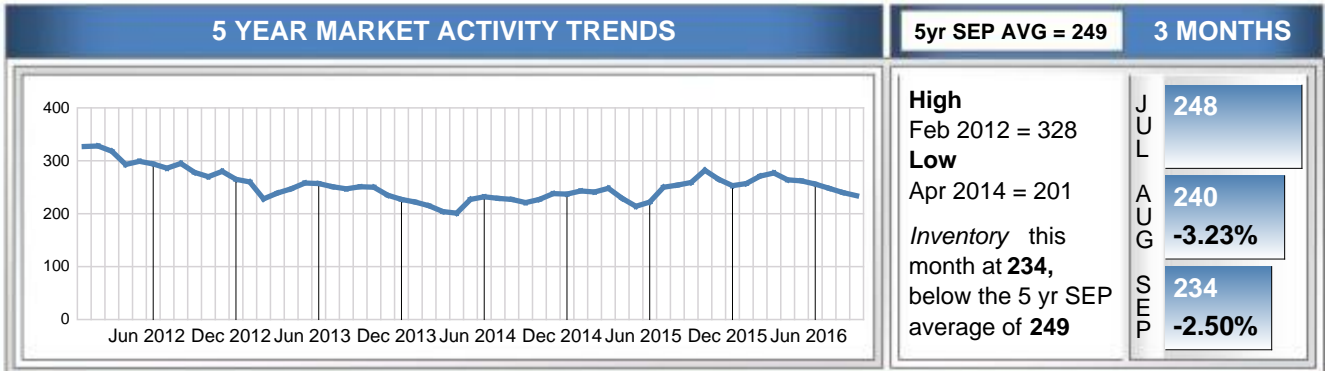
Active Inventory

Report Produced on: Oct 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Active Inventory



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$100,000 and less	23	9.83%	32.0	9	12	2	0		
\$100,001 - \$150,000	28	11.97%	50.0	6	15	7	0		
\$150,001 - \$175,000	17	7.26%	31.0	0	12	4	1		
\$175,001 - \$275,000	70	29.91%	49.5	2	46	19	3		
\$275,001 - \$350,000	44	18.80%	60.0	0	14	26	4		
\$350,001 - \$425,000	30	12.82%	40.5	1	5	20	4		
\$425,001 and up	22	9.40%	70.5	0	1	16	5		
Total Active Inventory by Units:				234	49.5	18	105	94	17
Total Active Inventory by Volume:				65,455,455		2.32M	21.57M	34.16M	7.40M
Median Active Inventory Listing Price:				\$239,000		\$104,200	\$199,900	\$311,739	\$358,000

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

September 2016

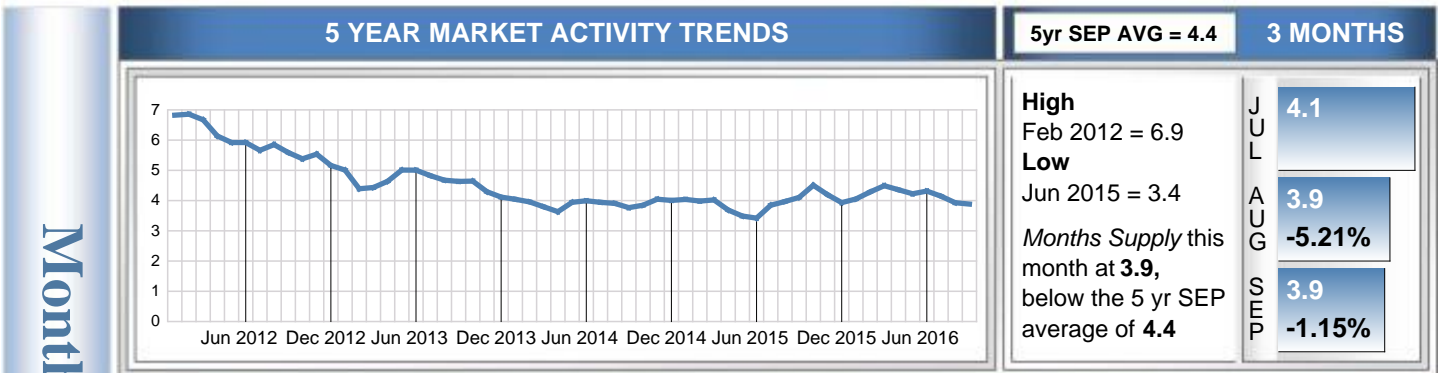
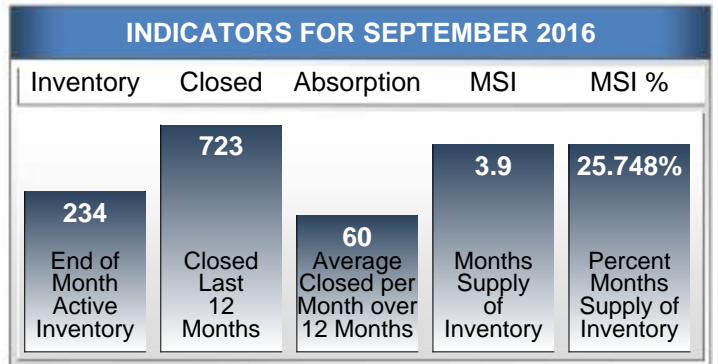
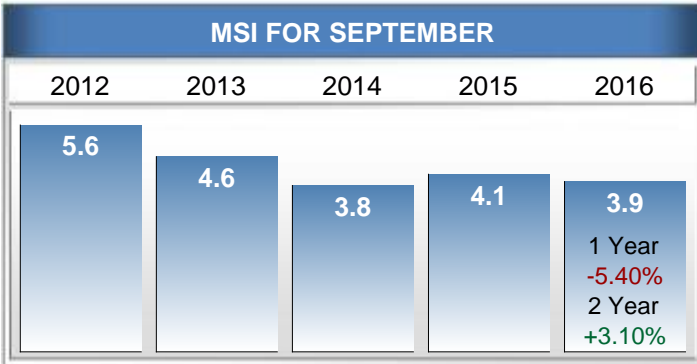
Active Inventory as of Oct 06, 2016



Months Supply of Inventory

Report Produced on: Oct 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Months Supply

Ready to Buy or Sell Real Estate?
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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$100,000 and less	23	9.83%	2.2	3.3	1.9	1.7	0.0
\$100,001 - \$150,000	28	11.97%	4.1	6.5	3.1	7.6	0.0
\$150,001 - \$175,000	17	7.26%	3.6	0.0	3.1	4.8	0.0
\$175,001 - \$275,000	70	29.91%	3.3	12.0	4.3	2.1	3.0
\$275,001 - \$350,000	44	18.80%	4.6	0.0	5.6	4.1	8.0
\$350,001 - \$425,000	30	12.82%	7.5	0.0	3.8	8.6	12.0
\$425,001 and up	22	9.40%	6.1	0.0	6.0	5.6	8.6
MSI:			3.9	4.6	3.5	4.0	6.0
Total Active Inventory:			234	18	105	94	17



Monthly Inventory Analysis

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September 2016

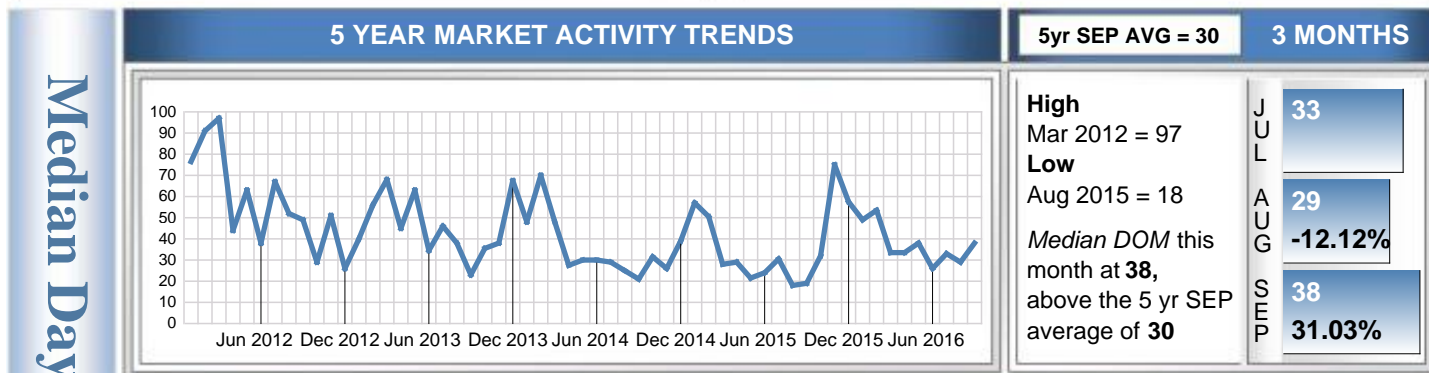
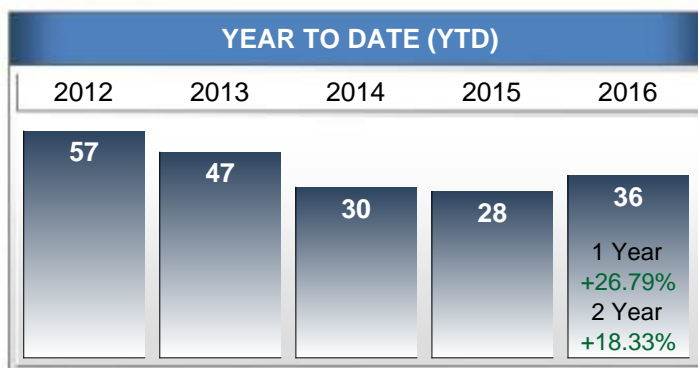
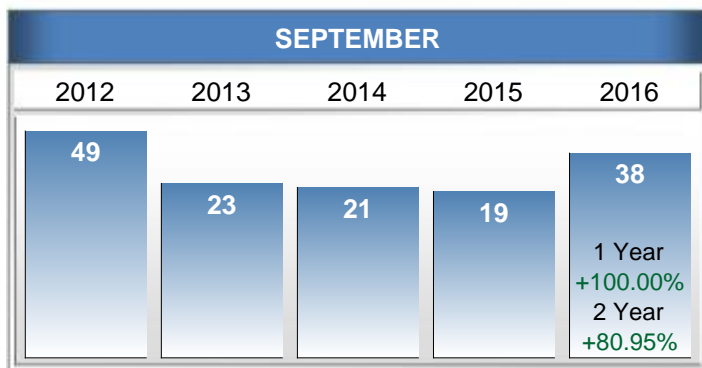
Closed Sales as of Oct 06, 2016



Median Days on Market to Sale

Report Produced on: Oct 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?
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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+
\$50,000 and less	5	8.47%	67.0	74.5	120.0	38.0	0.0
\$50,001 - \$100,000	7	11.86%	24.0	58.0	16.5	0.0	0.0
\$100,001 - \$150,000	10	16.95%	33.0	46.0	36.5	20.0	0.0
\$150,001 - \$250,000	15	25.42%	34.0	0.0	48.0	29.0	34.0
\$250,001 - \$300,000	7	11.86%	32.0	0.0	45.0	29.5	0.0
\$300,001 - \$400,000	9	15.25%	75.0	0.0	127.5	61.0	0.0
\$400,001 and up	6	10.17%	18.0	0.0	44.0	1.0	31.0
Median Closed DOM:	38.0			52.0	48.0	26.0	32.5
Total Closed Units:	59			4	29	24	2
Total Closed Volume:	12,700,135			258.00K	5.31M	6.36M	767.75K



Monthly Inventory Analysis

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September 2016

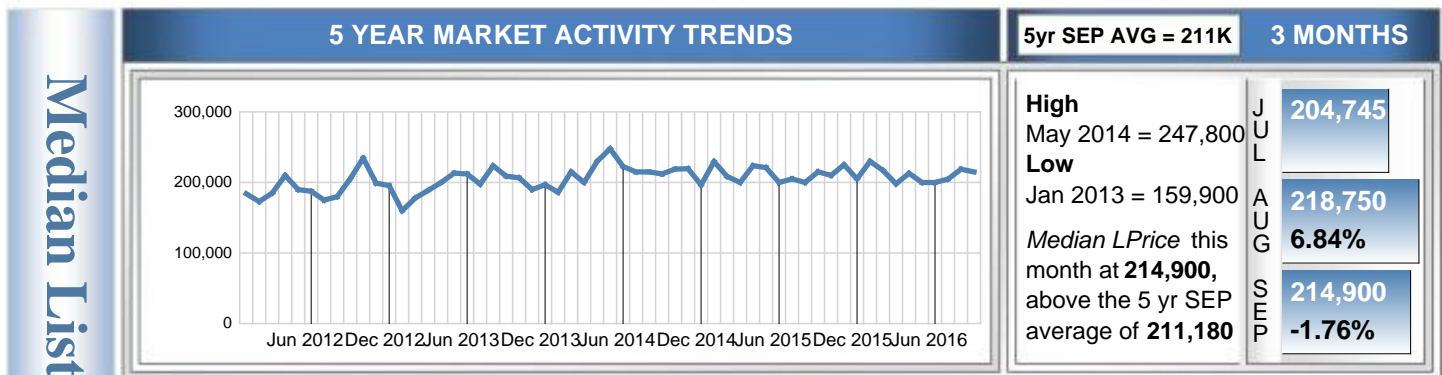
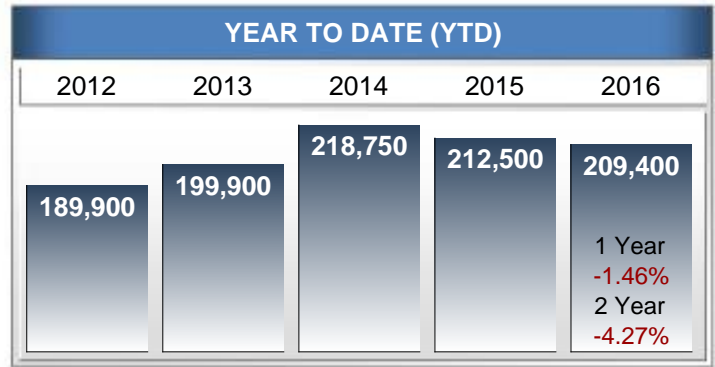
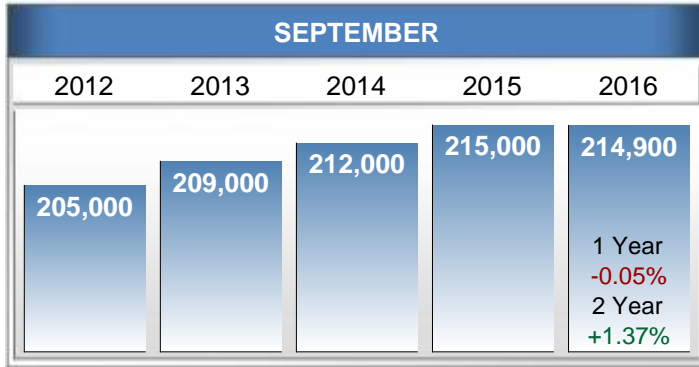
Closed Sales as of Oct 06, 2016



Median List Price at Closing

Report Produced on: Oct 07, 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	4		6.78%	34,950	31,750	38,900	0	0
\$50,001 - \$100,000	9		15.25%	85,300	98,000	85,300	60,000	0
\$100,001 - \$150,000	9		15.25%	129,900	129,000	133,500	115,000	0
\$150,001 - \$250,000	14		23.73%	205,900	0	205,700	196,900	225,000
\$250,001 - \$300,000	9		15.25%	269,900	0	300,000	267,450	0
\$300,001 - \$400,000	9		15.25%	349,000	0	355,750	339,000	0
\$400,001 and up	5		8.47%	435,000	0	550,000	419,455	574,900
Median List Price:		\$214,900			\$70,000	\$159,750	\$267,450	\$399,950
Total Closed Units:		59			4	29	24	2
Total List Volume:		12,961,507			290.50K	5.43M	6.44M	799.90K



Monthly Inventory Analysis

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September 2016

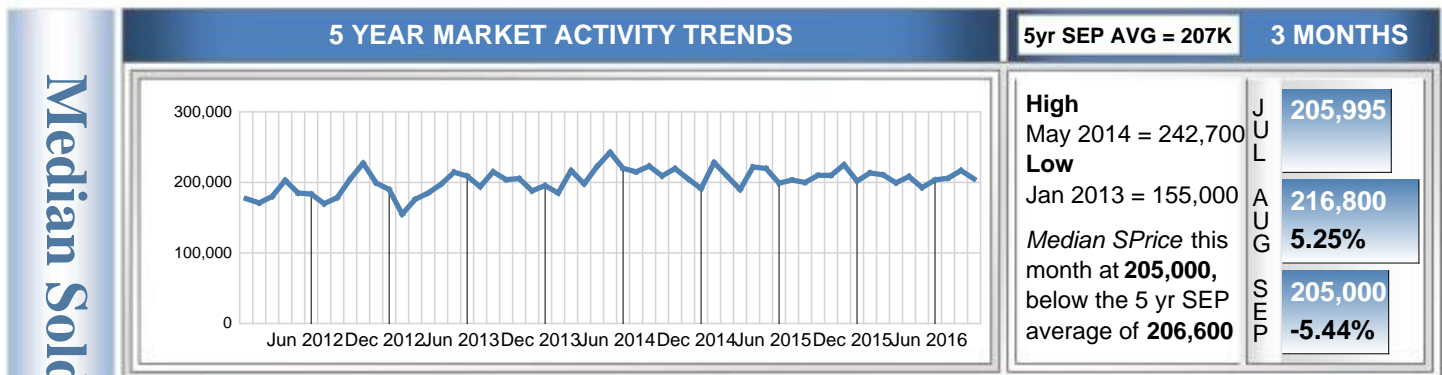
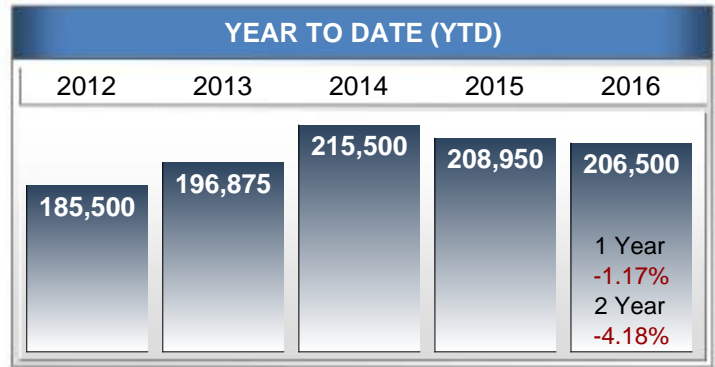
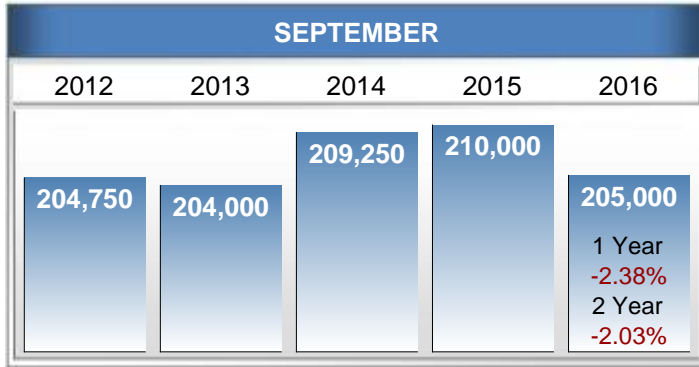
Closed Sales as of Oct 06, 2016



Median Sold Price at Closing

Report Produced on: Oct 07, 2016

Area Delimited by County Of Logan - Residential Property Type



Median Sold Price

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 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	5		8.47%	37,500	29,500	33,750	37,500	0
\$50,001 - \$100,000	7		11.86%	81,000	80,000	83,150	0	0
\$100,001 - \$150,000	10		16.95%	126,000	119,000	130,250	115,000	0
\$150,001 - \$250,000	15		25.42%	205,000	0	198,000	212,074	222,750
\$250,001 - \$300,000	7		11.86%	269,900	0	252,500	277,450	0
\$300,001 - \$400,000	9		15.25%	325,000	0	324,950	330,000	0
\$400,001 and up	6		10.17%	415,483	0	406,532	419,455	545,000
Median Closed Price:	\$205,000				\$61,000	\$155,000	\$268,950	\$383,875
Total Closed Units:	59				4	29	24	2
Total Closed Volume:	12,700,135				258.00K	5.31M	6.36M	767.75K



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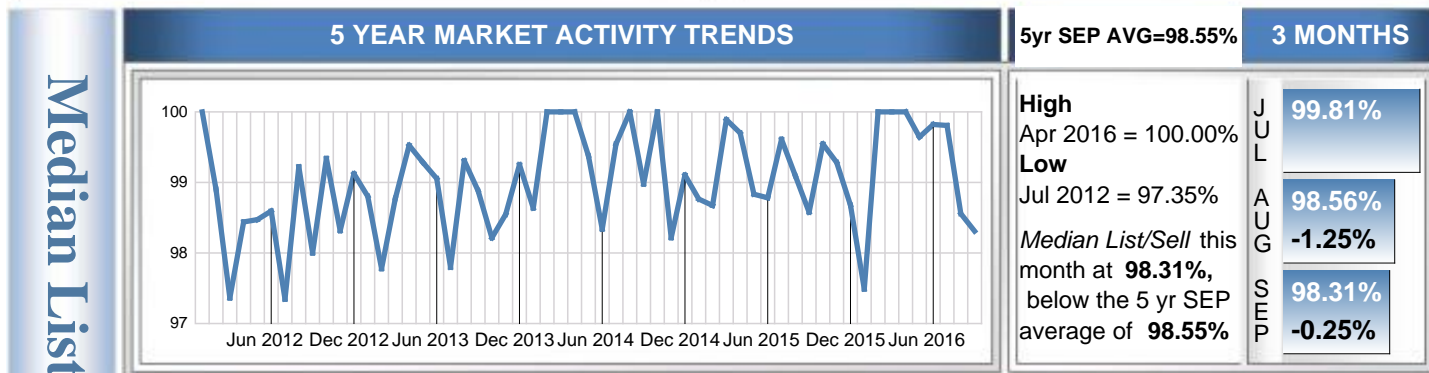
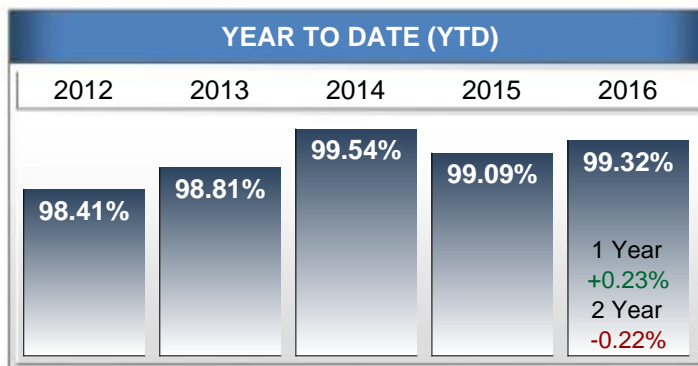
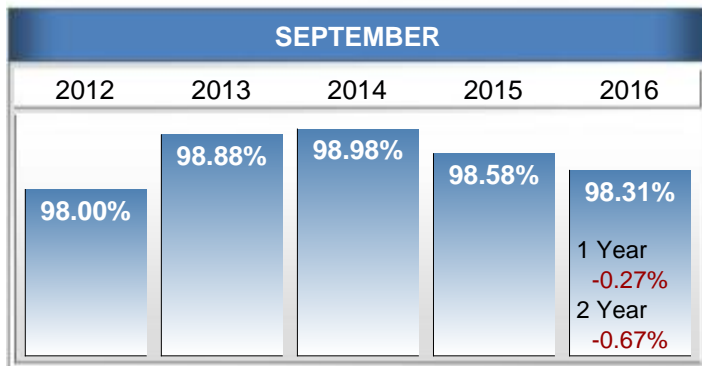
Closed Sales as of Oct 06, 2016



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	5	8.47%	80.65%	89.53%	85.41%	62.50%	0.00%
\$50,001 - \$100,000	7	11.86%	96.94%	81.63%	97.33%	0.00%	0.00%
\$100,001 - \$150,000	10	16.95%	100.00%	92.25%	100.18%	100.00%	0.00%
\$150,001 - \$250,000	15	25.42%	98.02%	0.00%	97.74%	97.51%	99.00%
\$250,001 - \$300,000	7	11.86%	97.20%	0.00%	95.28%	97.75%	0.00%
\$300,001 - \$400,000	9	15.25%	100.00%	0.00%	102.00%	99.73%	0.00%
\$400,001 and up	6	10.17%	100.00%	0.00%	94.17%	100.00%	94.80%
Median List/Sell Ratio: 98.31%				86.94%	98.28%	99.03%	96.90%
Total Closed Units: 59					4	29	24
Total Closed Volume: 12,700,135				258.00K	5.31M	6.36M	767.75K



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September 2016

Inventory as of Oct 06, 2016



Market Summary

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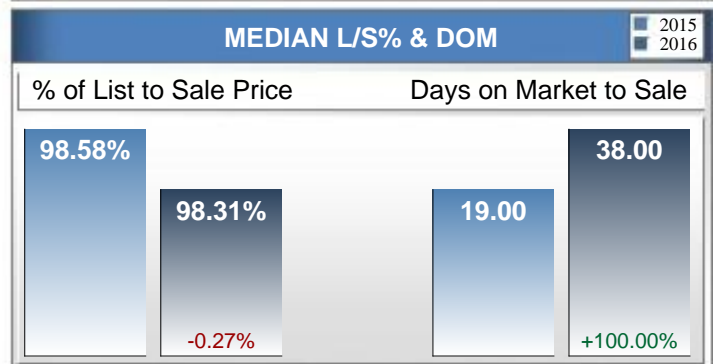
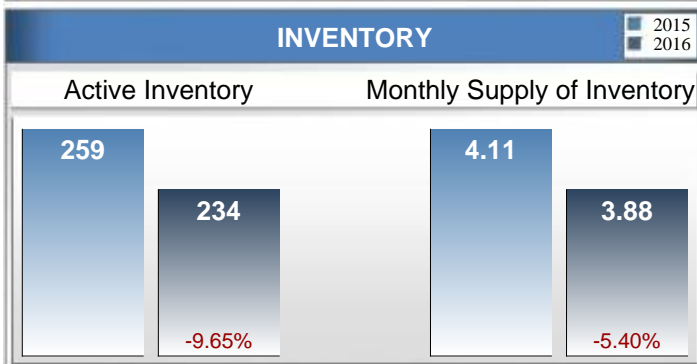
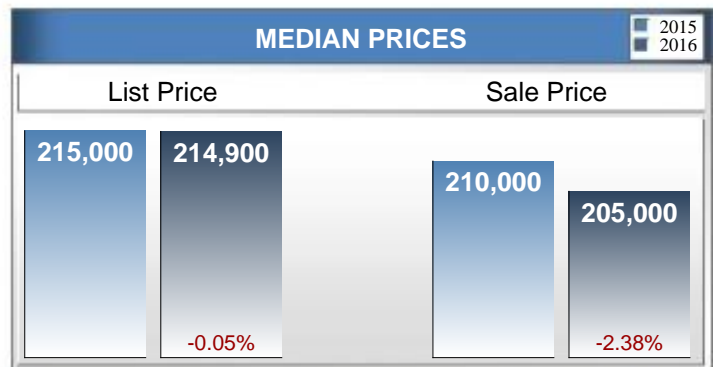
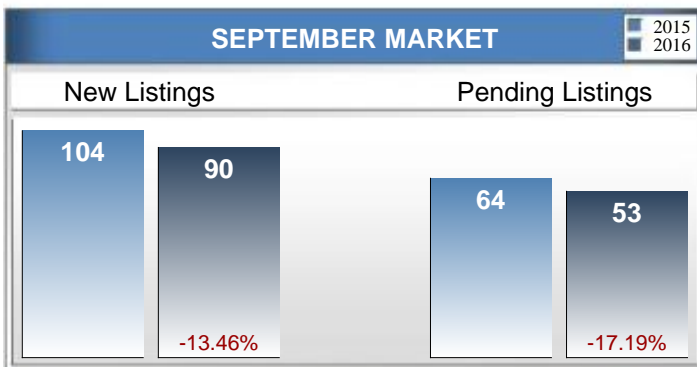
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 60 Sales/Month

Active Inventory as of September 30, 2016 = 234

	SEPTEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	69	59	-14.49%	599	550	-8.18%
Pending Sales	64	53	-17.19%	611	587	-3.93%
New Listings	104	90	-13.46%	862	868	0.70%
Median List Price	215,000	214,900	-0.05%	212,500	209,400	-1.46%
Median Sale Price	210,000	205,000	-2.38%	208,950	206,500	-1.17%
Median Percent of List Price to Selling Price	98.58%	98.31%	-0.27%	99.09%	99.32%	0.23%
Median Days on Market to Sale	19.00	38.00	100.00%	28.00	35.50	26.79%
Monthly Inventory	259	234	-9.65%	259	234	-9.65%
Months Supply of Inventory	4.11	3.88	-5.40%	4.11	3.88	-5.40%





September 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

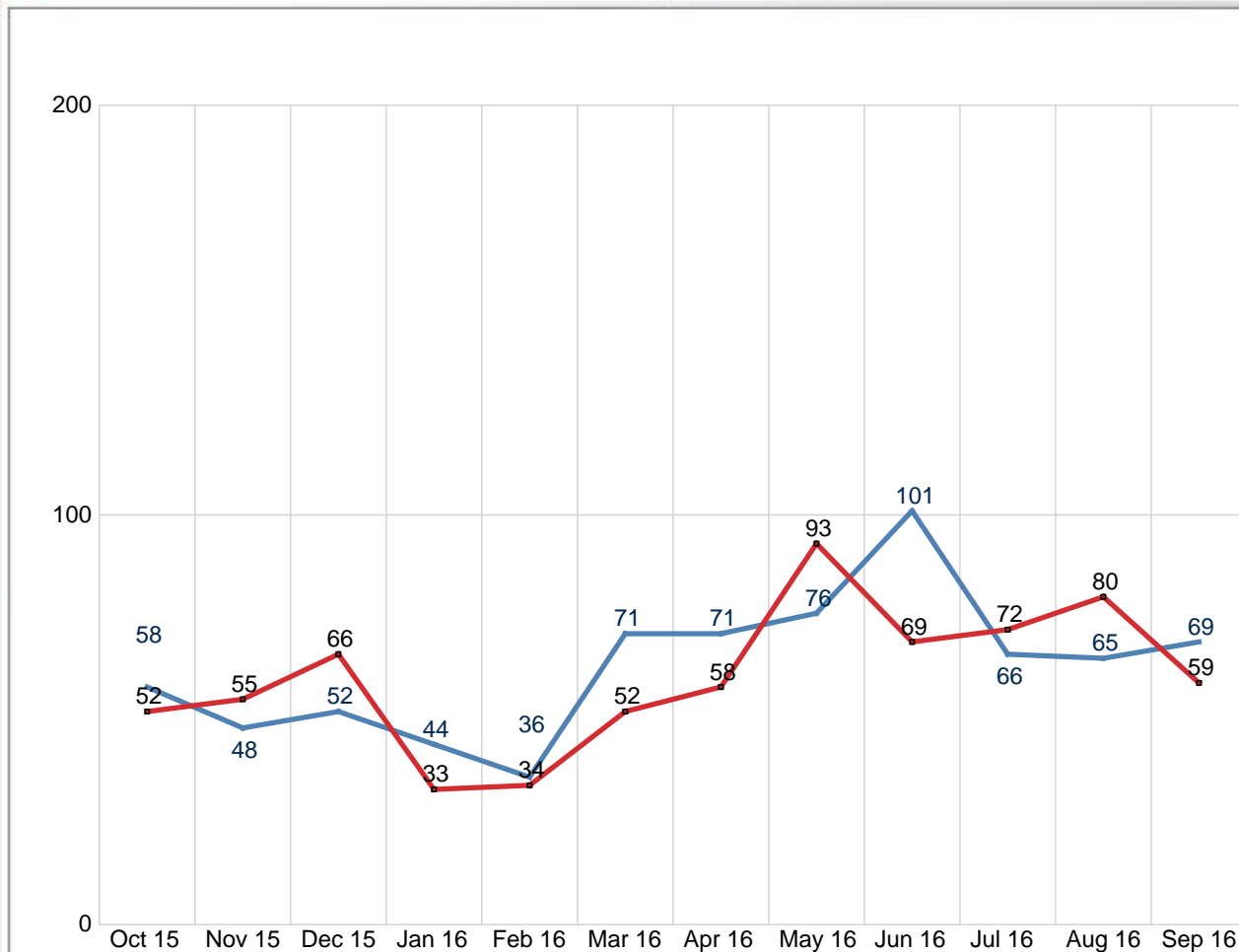
Report Produced on: Oct 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

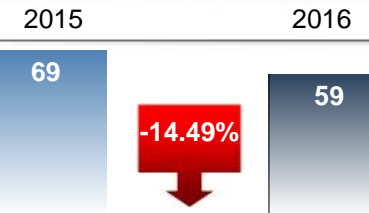
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

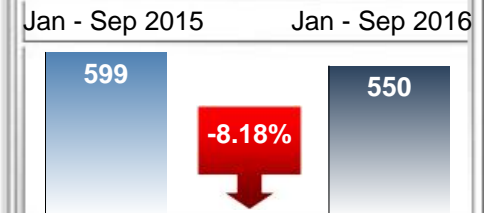


Comparative Analysis

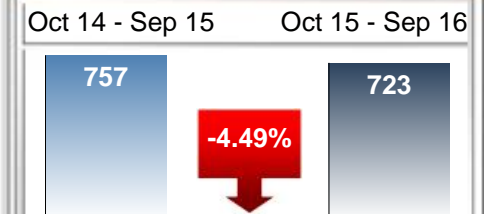
SEPTEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





September 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

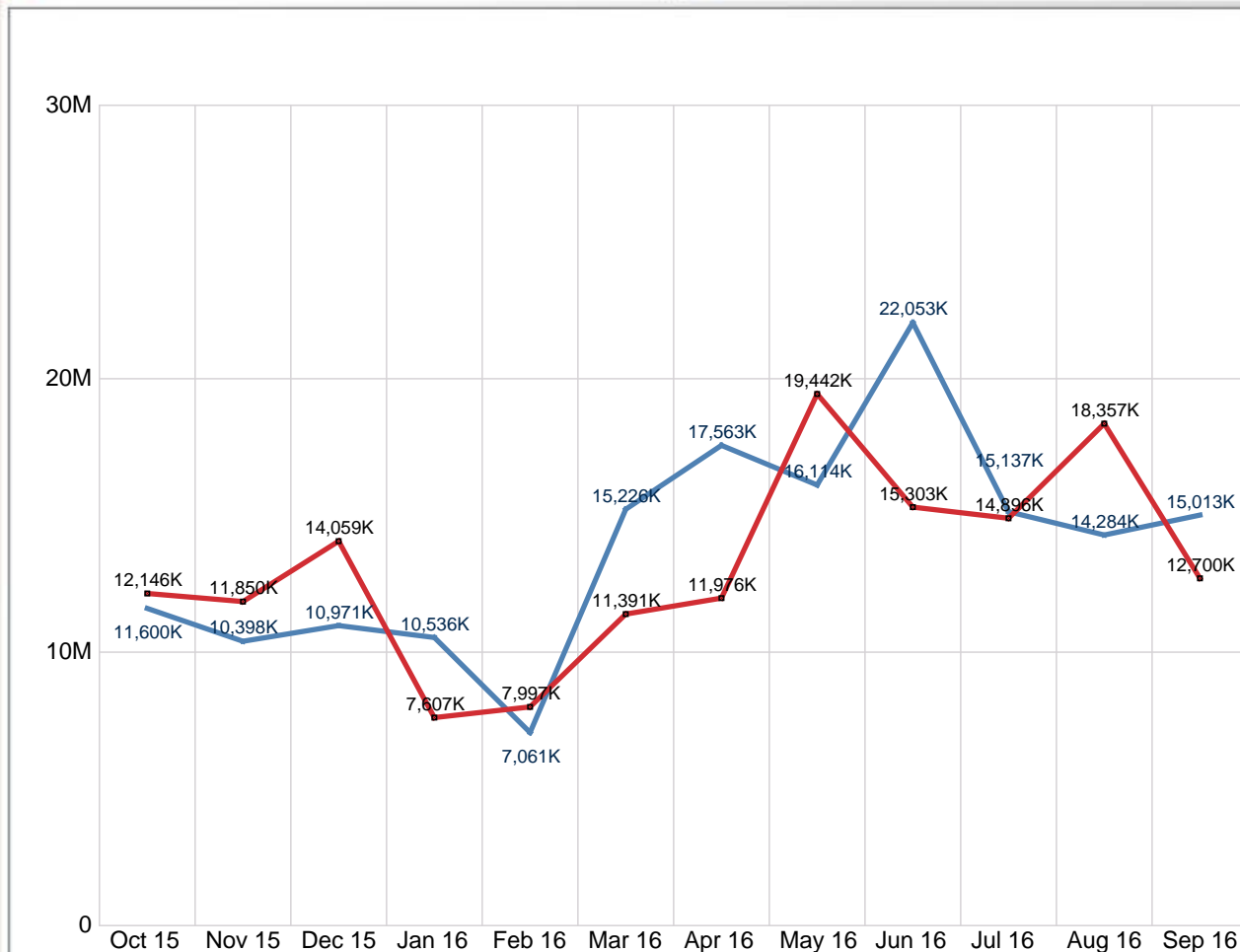
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Market Trends

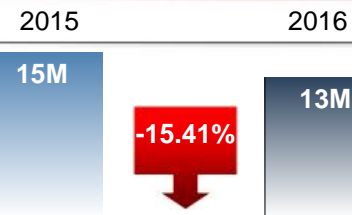
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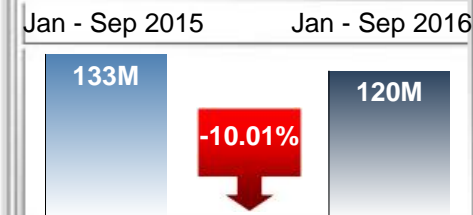


Comparative Analysis

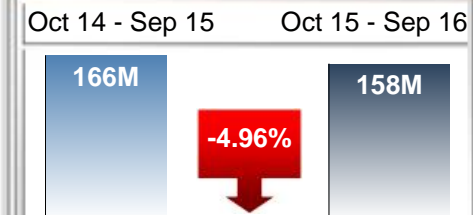
SEPTEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





September 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

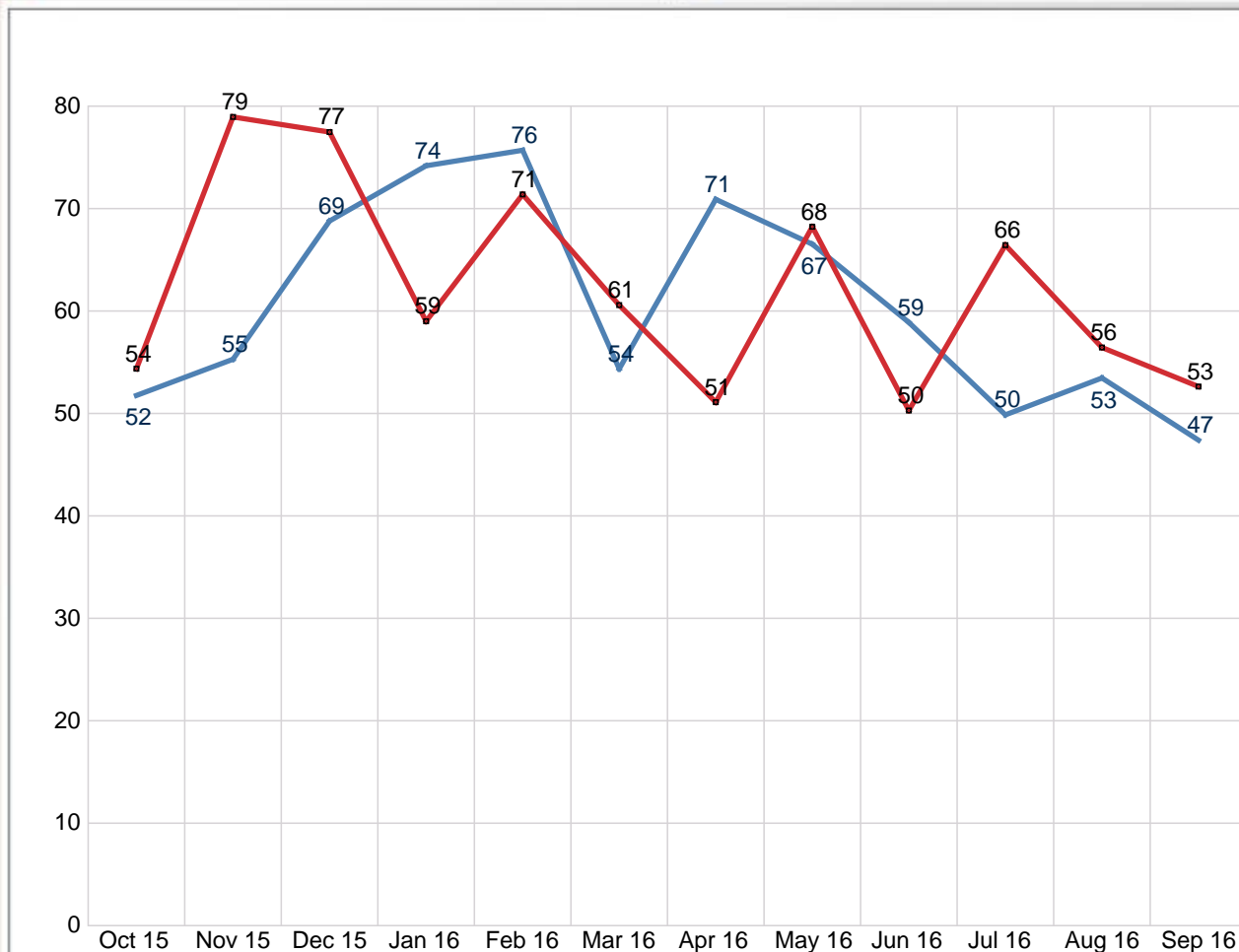
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Oct 07, 2016

Market Trends

Ready to Buy or Sell Real Estate?
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 ■ October 2014 - September 2015 (Previous Year)



Comparative Analysis

SEPTEMBER

2015	2016
47	53
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">11.05%</div>	

YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
60	59
<div style="color: red; font-weight: bold; font-size: 1.2em;">↓</div> <div style="color: red; font-weight: bold;">-0.84%</div>	

12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
60	62
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">4.32%</div>	



September 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

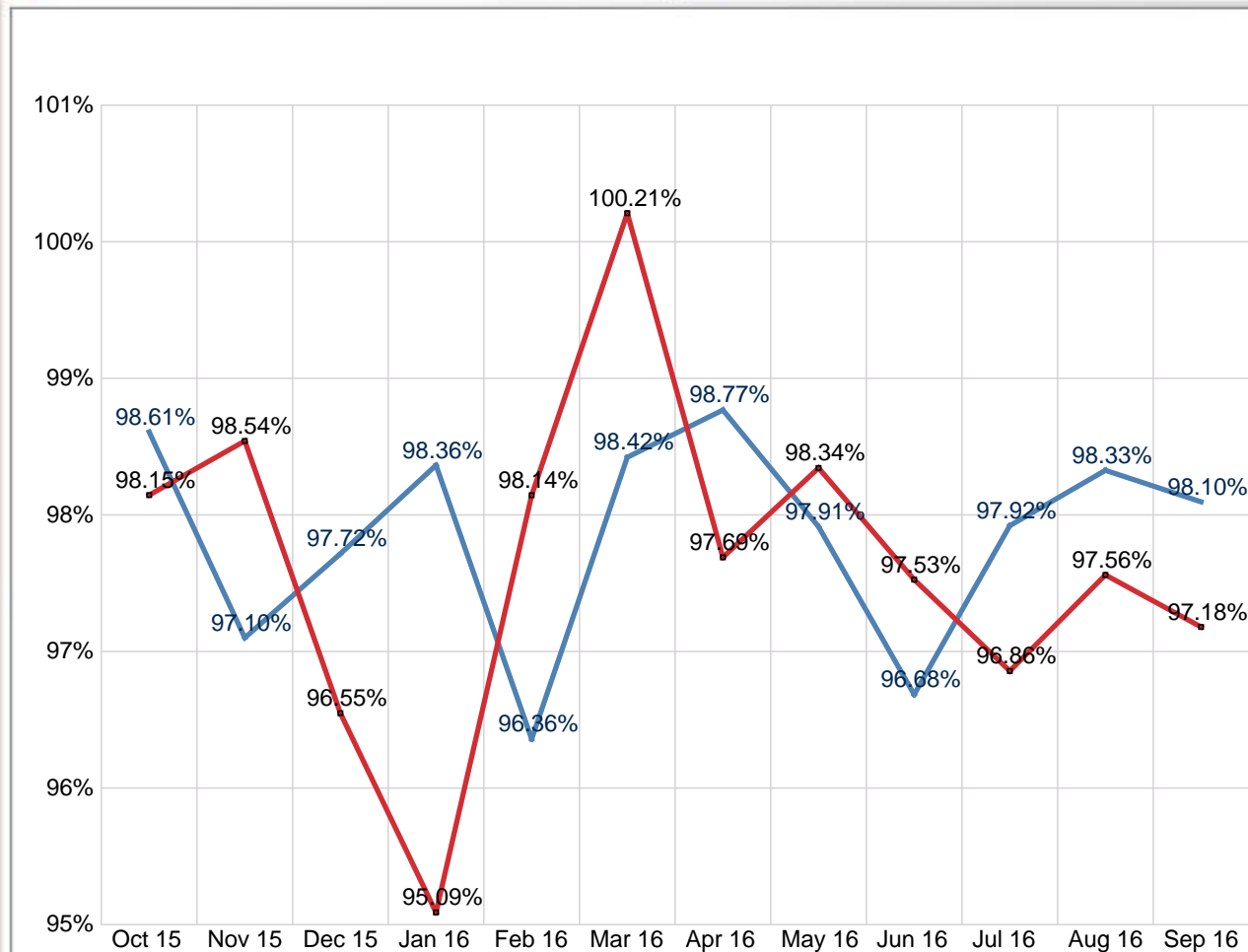
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Market Trends

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



Comparative Analysis

SEPTEMBER

2015	2016
98.10%	97.18%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.93%</div> 	

YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
97.87%	97.71%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.17%</div> 	

12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
97.87%	97.70%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.18%</div> 	



September 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

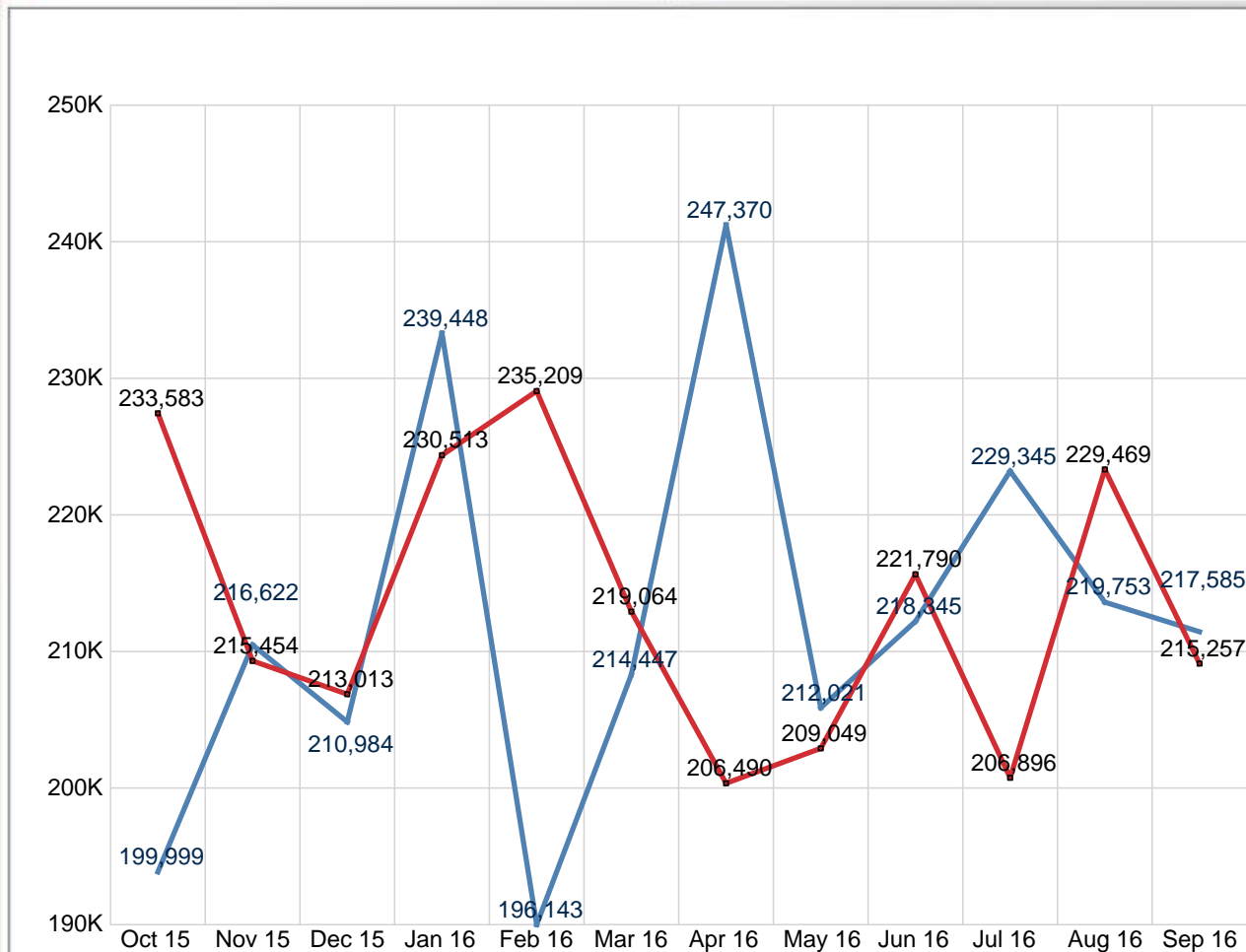
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Market Trends

Ready to Buy or Sell Real Estate?
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 ■ October 2014 - September 2015 (Previous Year)



Comparative Analysis

SEPTEMBER

2015	2016
217,585	215,257
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.07%</div> 	

YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
222,014	217,584
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.00%</div> 	

12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
219,228	218,155
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.49%</div> 	