



# September 2016

Area Delimited by City Of Edmond -  
Residential Property Type

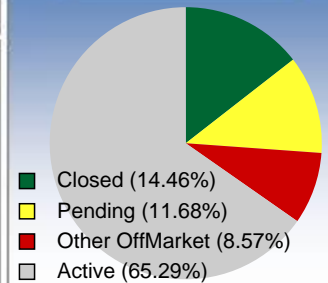


**Absorption:** Last 12 months, an Average of **315** Sales/Month

**Active Inventory** as of September 30, 2016 = **1,616**

	SEPTEMBER		
	2015	2016	+/- %
Closed Listings	374	358	-4.28%
Pending Listings	311	289	-7.07%
New Listings	549	444	-19.13%
Median List Price	241,502	246,700	2.15%
Median Sale Price	239,450	246,500	2.94%
Median Percent of List Price to Selling Price	99.28%	98.87%	-0.41%
Median Days on Market to Sale	24.00	32.00	33.33%
End of Month Inventory	1,408	1,616	14.77%
Months Supply of Inventory	4.12	5.13	24.39%

## 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) Increases

The total housing inventory at the end of September 2016 rose **14.77%** to 1,616 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 **5.13** 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 **2.94%** in September 2016 to \$246,500 versus the previous year at \$239,450.

### Median Days on Market Lengthens

The median number of **32.00** days that homes spent on the market before selling increased by 8.00 days or **33.33%** in September 2016 compared to last year's same month at **24.00** DOM.

### Sales Success for September 2016 is Positive

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

There were 444 New Listings in September 2016, down **19.13%** from last year at 549. Furthermore, there were 358 Closed Listings this month versus last year at 374, a **-4.28%** decrease.

Closed versus Listed trends yielded a **80.6%** ratio, up from last year's September 2016 at **68.1%**, a **18.36%** upswing. 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

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

## 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

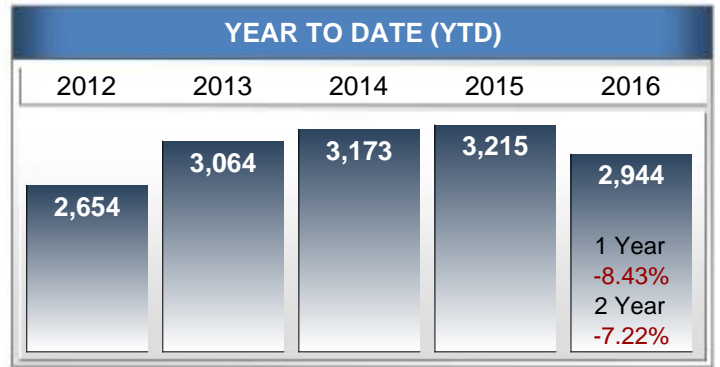
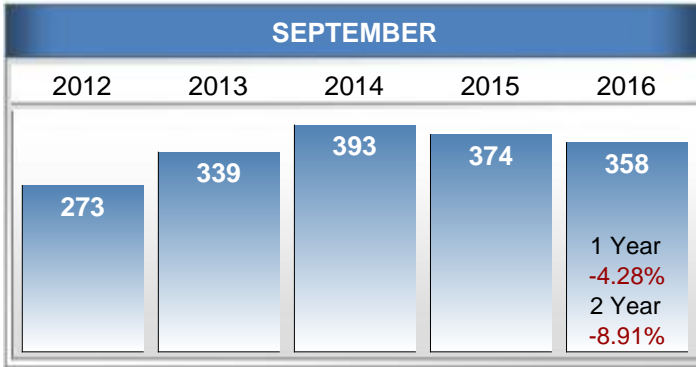
Closed Sales as of Oct 06, 2016



### Closed Listings

Report Produced on: Oct 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings  
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**5yr SEP AVG = 347**     **3 MONTHS**

**High**  
Jun 2015 = 464  
**Low**  
Jan 2015 = 188

Closed Listing this month at **358**, above the 5 yr SEP average of **347**

JUL	393
AUG	391 -0.51%
SEP	358 -8.44%

#### 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	25	6.98%	13.0	3	19	3	0		
\$125,001 - \$150,000	30	8.38%	15.5	3	26	1	0		
\$150,001 - \$200,000	75	20.95%	29.0	5	50	20	0		
\$200,001 - \$275,000	95	26.54%	38.0	2	46	46	1		
\$275,001 - \$325,000	45	12.57%	48.0	1	16	27	1		
\$325,001 - \$400,000	45	12.57%	53.0	3	13	26	3		
\$400,001 and up	43	12.01%	43.0	1	7	24	11		
Total Closed Units:				358	32.0	18	177	147	16
Total Closed Volume:				96,505,867		3.93M	37.99M	46.42M	8.16M
Median Closed Price:				\$246,500		\$184,950	\$193,000	\$281,000	\$451,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

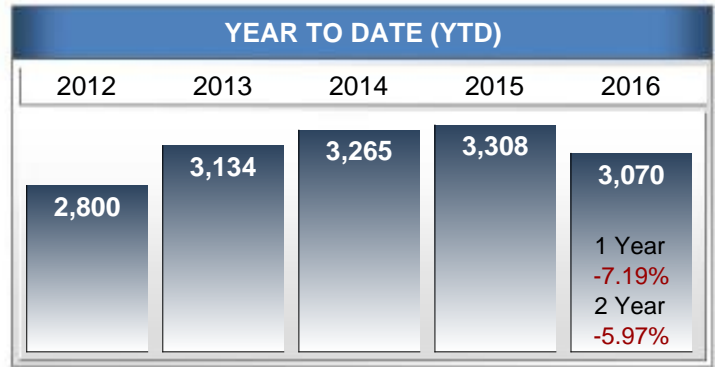
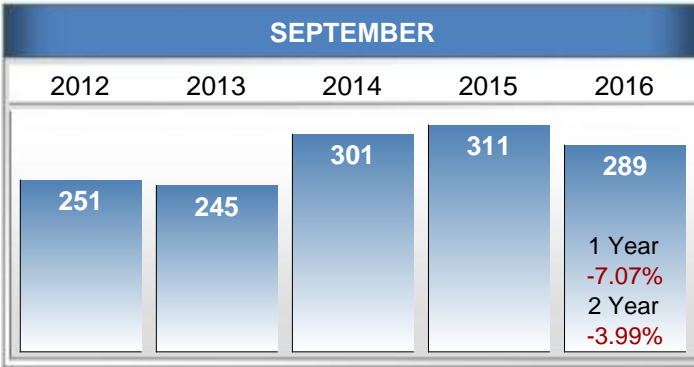
Pending Listings as of Oct 06, 2016



### Pending Listings

Report Produced on: Oct 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings  
Ready to Buy or Sell Real Estate?  
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5yr SEP AVG = 279	3 MONTHS
<b>High</b> Apr 2015 = 446	JUL 387
<b>Low</b> Dec 2015 = 185	AUG 371
Pending Listing this month at <b>289</b> , above the 5 yr SEP average of <b>279</b>	SEP -22.10%

#### 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	20	6.92%	12.5	3	16	0	1
\$125,001 - \$150,000	30	10.38%	19.0	1	29	0	0
\$150,001 - \$175,000	36	12.46%	28.5	1	30	5	0
\$175,001 - \$250,000	84	29.07%	32.0	0	48	33	3
\$250,001 - \$325,000	47	16.26%	44.0	0	15	31	1
\$325,001 - \$450,000	44	15.22%	44.0	1	11	28	4
\$450,001 and up	28	9.69%	106.5	1	4	15	8
Total Pending Units: 289				7	153	112	17
Total Pending Volume: 77,246,970				1.45M	30.86M	36.04M	8.90M
Median Listing Price: \$225,000				\$140,505	\$179,500	\$284,450	\$399,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

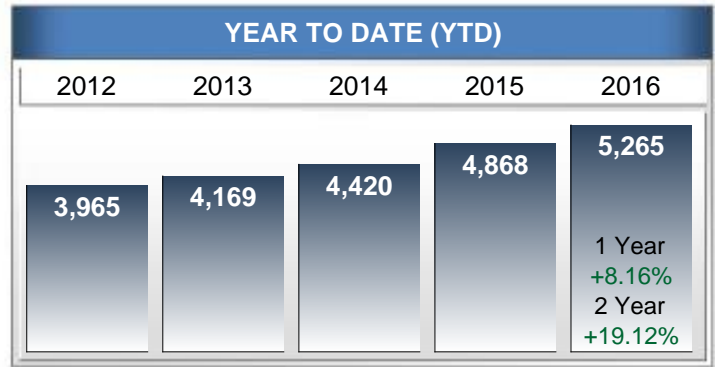
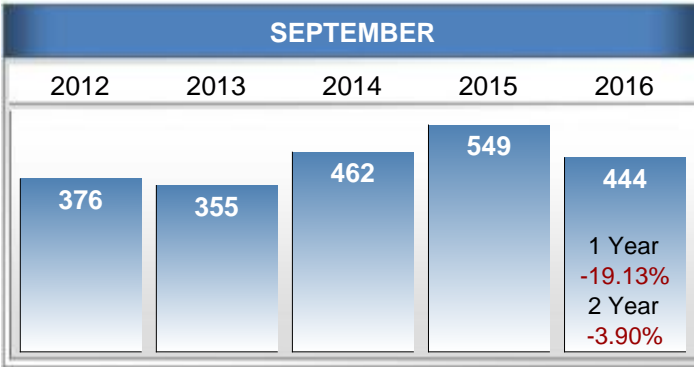
New Listings as of Oct 06, 2016



### New Listings

Report Produced on: Oct 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



New Listings  
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**5yr SEP AVG = 437**     **3 MONTHS**

**High**  
Jun 2016 = 666

**Low**  
Dec 2013 = 249

*New Listings* this month at **444**, above the 5 yr SEP average of **437**

JUN	630
AUG	576
SEP	444
<b>-8.57%</b>	
<b>-22.92%</b>	

#### 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	20	4.50%	4	16	0	0
\$125,001 - \$175,000	59	13.29%	2	54	3	0
\$175,001 - \$225,000	82	18.47%	0	51	31	0
\$225,001 - \$300,000	99	22.30%	2	41	56	0
\$300,001 - \$375,000	64	14.41%	2	24	31	7
\$375,001 - \$475,000	70	15.77%	3	18	45	4
\$475,001 and up	50	11.26%	0	4	31	15
Total New Listed Units:			13	208	197	26
Total New Listed Volume:			3.25M	48.18M	75.52M	16.29M
Median New Listed Listing Price:			\$280,000	\$208,889	\$324,900	\$509,975



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

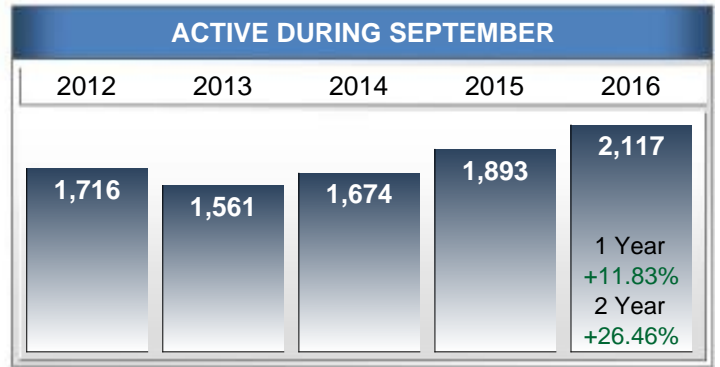
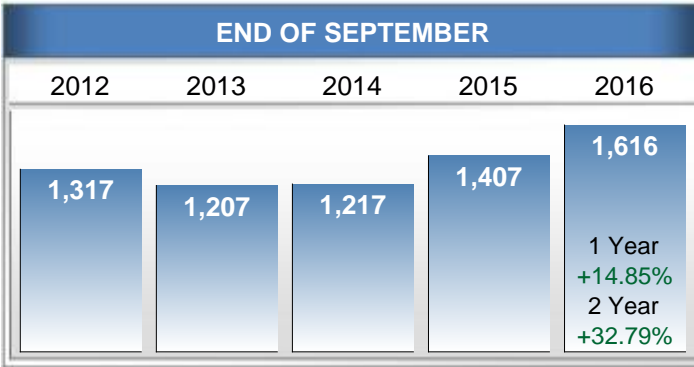
Active Inventory as of Oct 06, 2016



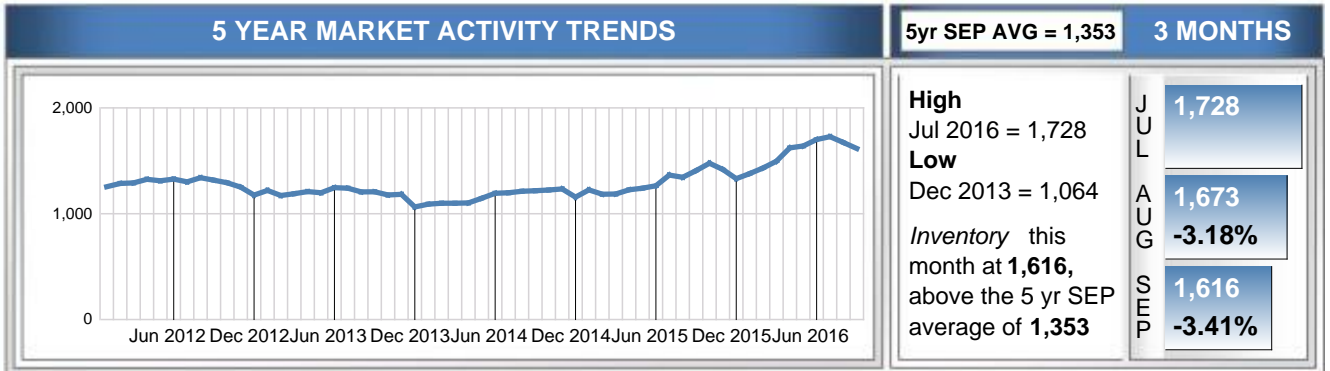
### Active Inventory

Report Produced on: Oct 07, 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+		
\$175,000 and less	152	9.41%	51.0	13	123	16	0		
\$175,001 - \$200,000	121	7.49%	56.0	0	80	41	0		
\$200,001 - \$250,000	244	15.10%	59.0	5	145	92	2		
\$250,001 - \$350,000	456	28.22%	73.0	13	190	232	21		
\$350,001 - \$450,000	273	16.89%	74.0	8	73	175	17		
\$450,001 - \$625,000	199	12.31%	89.0	3	37	133	26		
\$625,001 and up	171	10.58%	108.0	1	13	92	65		
Total Active Inventory by Units:				1,616	72.0	43	661	781	131
Total Active Inventory by Volume:				631,371,160		12.42M	192.24M	328.46M	98.25M
Median Active Inventory Listing Price:				\$309,950		\$279,999	\$249,500	\$359,000	\$619,900

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# Monthly Inventory Analysis

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## September 2016

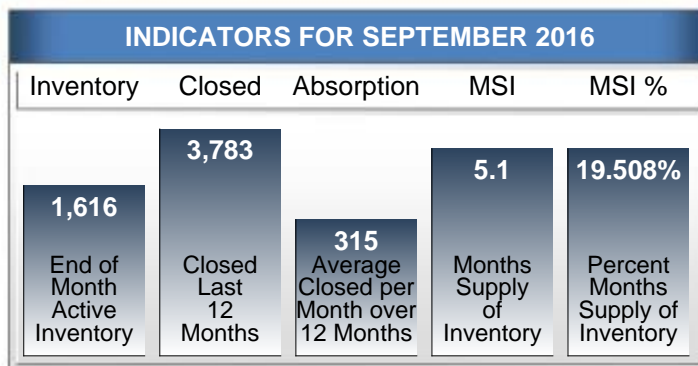
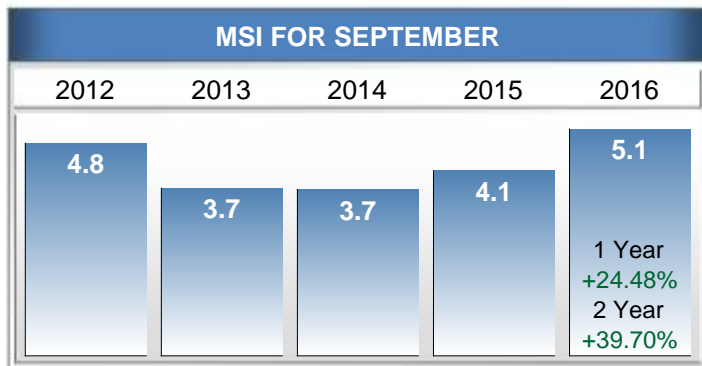
Active Inventory as of Oct 06, 2016



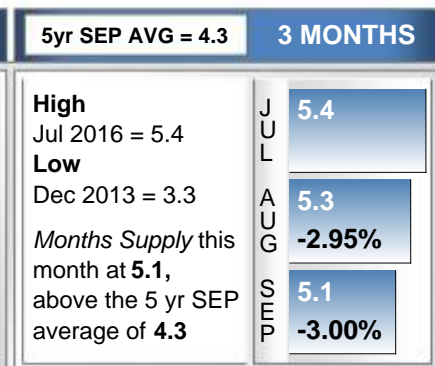
### Months Supply of Inventory

Report Produced on: Oct 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Months Supply  
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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+
\$175,000 and less	152	9.41%	1.7	1.5	1.7	2.2	0.0	
\$175,001 - \$200,000	121	7.49%	3.2	0.0	3.0	3.8	0.0	
\$200,001 - \$250,000	244	15.10%	4.5	2.5	5.7	3.5	8.0	
\$250,001 - \$350,000	456	28.22%	6.3	9.8	7.8	5.2	8.7	
\$350,001 - \$450,000	273	16.89%	8.0	19.2	9.0	7.6	6.2	
\$450,001 - \$625,000	199	12.31%	10.3	18.0	21.1	9.6	7.6	
\$625,001 and up	171	10.58%	16.7	0.0	52.0	16.7	14.4	
MSI:	5.1			3.2	4.2	6.0	9.5	
Total Active Inventory:	1,616			43	661	781	131	



# Monthly Inventory Analysis

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## September 2016

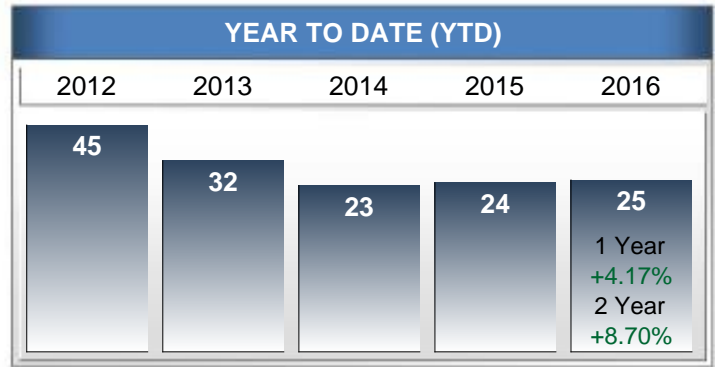
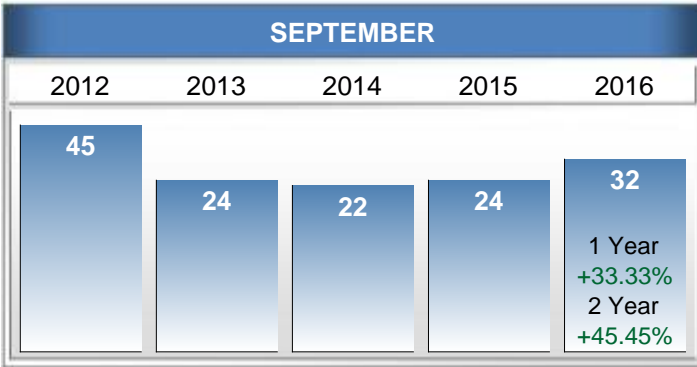
Closed Sales as of Oct 06, 2016



### Median Days on Market to Sale

Report Produced on: Oct 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market



#### 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	25	6.98%	13.0	9.0	13.0	19.0	0.0
\$125,001 - \$150,000	30	8.38%	15.5	27.0	14.5	14.0	0.0
\$150,001 - \$200,000	75	20.95%	29.0	17.0	22.5	53.0	0.0
\$200,001 - \$275,000	95	26.54%	38.0	27.0	32.5	39.0	116.0
\$275,001 - \$325,000	45	12.57%	48.0	63.0	55.0	37.0	11.0
\$325,001 - \$400,000	45	12.57%	53.0	116.0	69.0	48.5	88.0
\$400,001 and up	43	12.01%	43.0	192.0	26.0	33.0	89.0
Median Closed DOM:	32.0			26.5	27.0	40.0	88.5
Total Closed Units:	358			18	177	147	16
Total Closed Volume:	96,505,867			3.93M	37.99M	46.42M	8.16M

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



# Monthly Inventory Analysis

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## September 2016

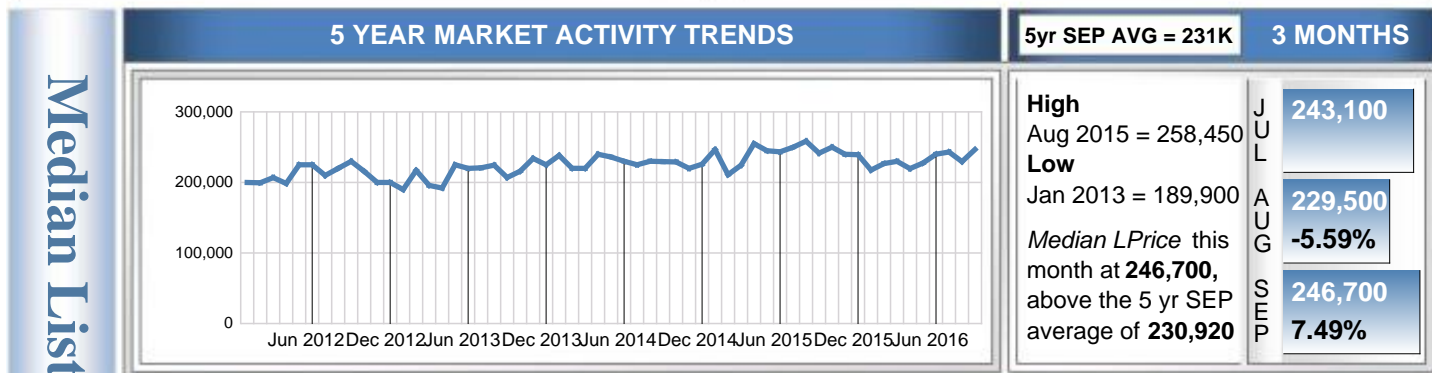
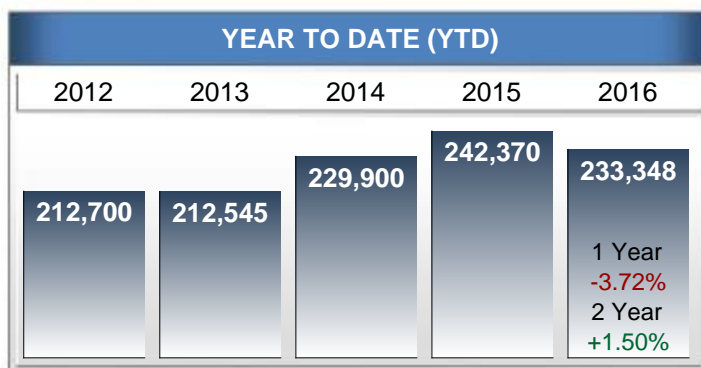
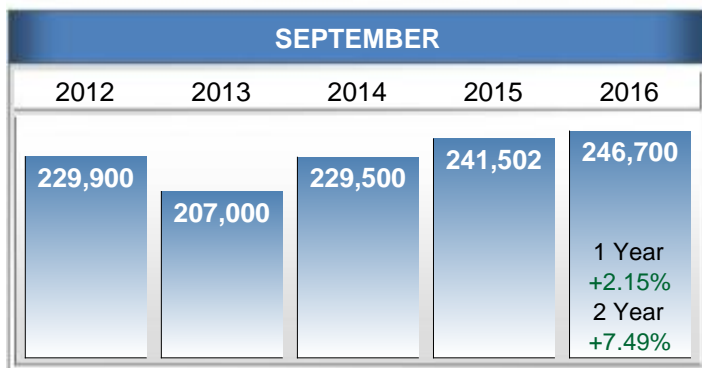
Closed Sales as of Oct 06, 2016



### Median List Price at Closing

Report Produced on: Oct 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median List Price

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#### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	18		5.03%	94,900	94,900	94,900	112,450	0
\$125,001 - \$150,000	30		8.38%	143,950	145,000	143,900	144,900	0
\$150,001 - \$200,000	78		21.79%	175,348	184,900	167,450	182,500	0
\$200,001 - \$275,000	95		26.54%	244,900	222,450	240,000	249,800	225,000
\$275,001 - \$325,000	40		11.17%	295,000	0	290,000	297,500	295,000
\$325,001 - \$400,000	53		14.80%	358,000	345,000	356,875	365,000	369,400
\$400,001 and up	44		12.29%	497,450	589,000	428,000	495,000	522,450
Median List Price:		\$246,700			\$186,950	\$196,500	\$285,000	\$467,450
Total Closed Units:		358			18	177	147	16
Total List Volume:		98,737,833			4.03M	38.94M	47.30M	8.47M





# Monthly Inventory Analysis

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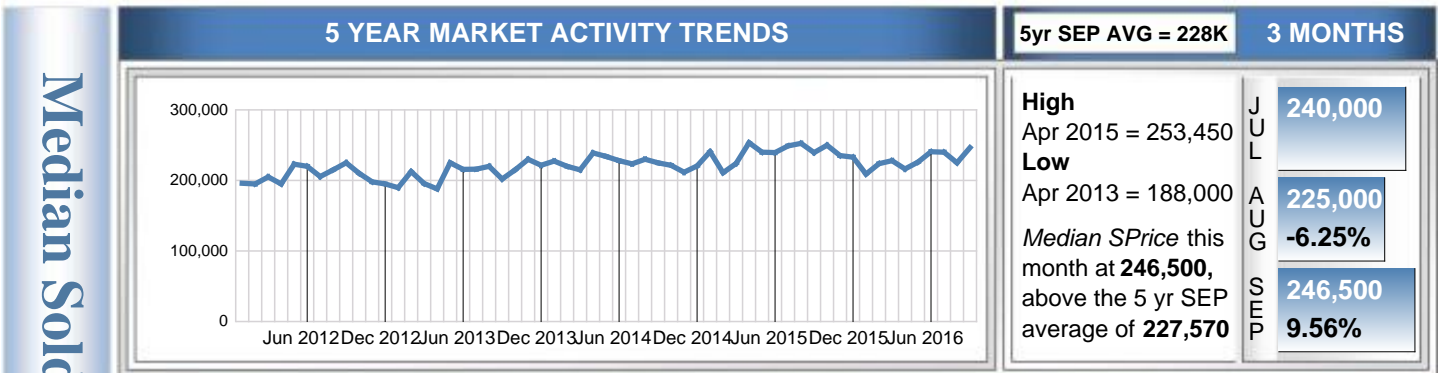
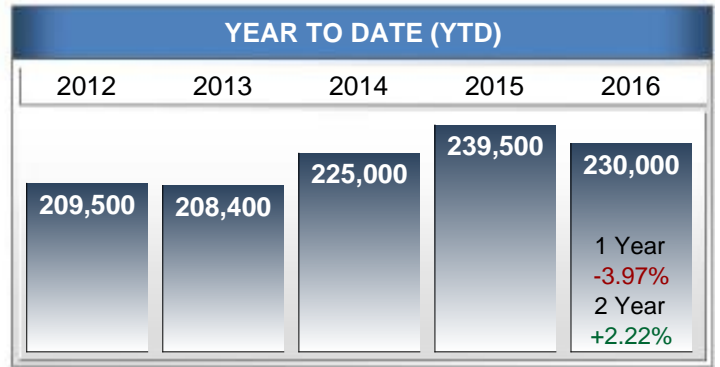
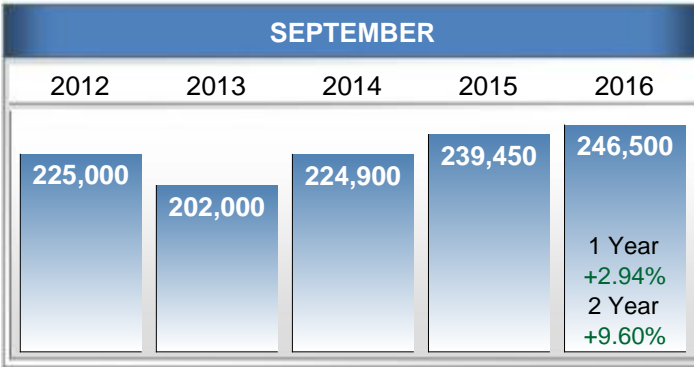
Closed Sales as of Oct 06, 2016



### Median Sold Price at Closing

Report Produced on: Oct 07, 2016

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	25		6.98%	102,000	88,000	102,000	115,000	0
\$125,001 - \$150,000	30		8.38%	142,900	144,000	141,950	149,500	0
\$150,001 - \$200,000	75		20.95%	176,000	184,900	173,000	179,200	0
\$200,001 - \$275,000	95		26.54%	245,000	223,450	242,500	247,500	225,000
\$275,001 - \$325,000	45		12.57%	302,994	312,500	306,250	302,086	290,000
\$325,001 - \$400,000	45		12.57%	369,000	340,000	367,900	371,450	378,000
\$400,001 and up	43		12.01%	485,000	560,000	412,000	483,500	537,000
Median Closed Price:	\$246,500				\$184,950	\$193,000	\$281,000	\$451,000
Total Closed Units:	358				18	177	147	16
Total Closed Volume:	96,505,867				3.93M	37.99M	46.42M	8.16M



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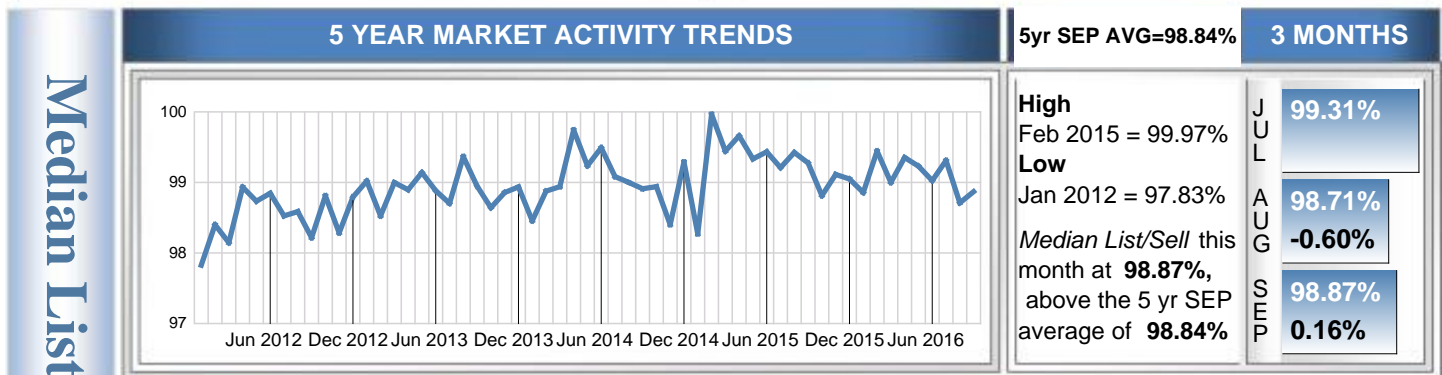
Closed Sales as of Oct 06, 2016



### Median Percent of List Price to Selling Price

Report Produced on: Oct 07, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	25	6.98%	97.24%	94.84%	97.24%	100.00%	0.00%
\$125,001 - \$150,000	30	8.38%	98.49%	99.40%	97.66%	99.73%	0.00%
\$150,001 - \$200,000	75	20.95%	98.38%	99.03%	98.73%	97.57%	0.00%
\$200,001 - \$275,000	95	26.54%	100.00%	100.43%	100.00%	100.00%	100.00%
\$275,001 - \$325,000	45	12.57%	98.47%	91.91%	99.00%	98.33%	98.31%
\$325,001 - \$400,000	45	12.57%	98.70%	99.24%	98.64%	98.77%	96.95%
\$400,001 and up	43	12.01%	98.39%	95.08%	101.23%	98.38%	97.82%
Median List/Sell Ratio: 98.87%				99.13%	99.07%	98.79%	97.63%
Total Closed Units: 358				18	177	147	16
Total Closed Volume: 96,505,867				3.93M	37.99M	46.42M	8.16M

Median List/Sell Price

Ready to Buy or Sell Real Estate?  
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# Monthly Inventory Analysis

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## September 2016

Inventory as of Oct 06, 2016



### Market Summary

Report Produced on: Oct 07, 2016

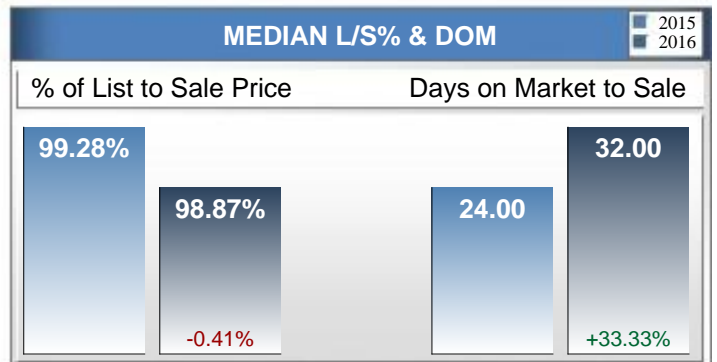
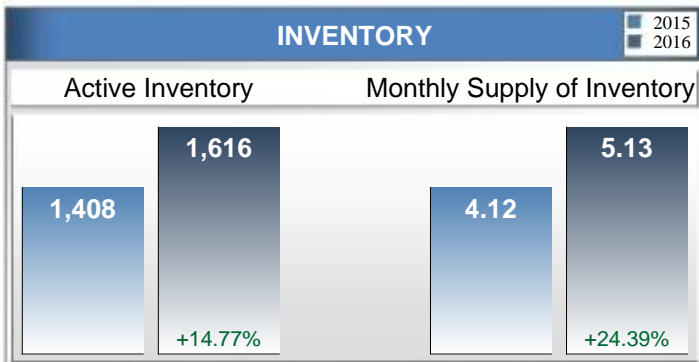
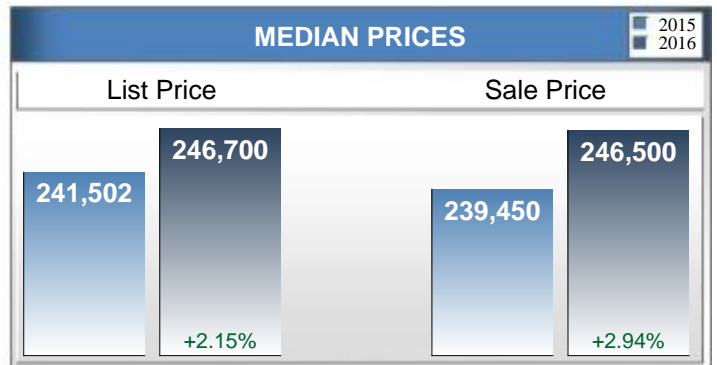
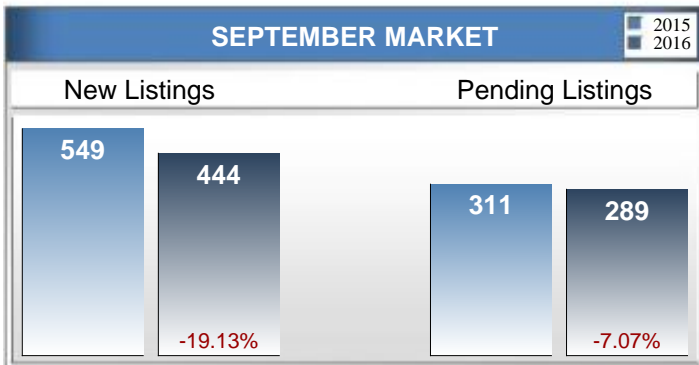
Area Delimited by City Of Edmond - Residential Property Type



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

**Active Inventory** as of September 30, 2016 = 1,616

	SEPTEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	374	358	-4.28%	3,215	2,944	-8.43%
Pending Sales	311	289	-7.07%	3,308	3,070	-7.19%
New Listings	549	444	-19.13%	4,868	5,265	8.16%
Median List Price	241,502	246,700	2.15%	242,370	233,348	-3.72%
Median Sale Price	239,450	246,500	2.94%	239,500	230,000	-3.97%
Median Percent of List Price to Selling Price	99.28%	98.87%	-0.41%	99.35%	99.09%	-0.26%
Median Days on Market to Sale	24.00	32.00	33.33%	24.00	25.00	4.17%
Monthly Inventory	1,408	1,616	14.77%	1,408	1,616	14.77%
Months Supply of Inventory	4.12	5.13	24.39%	4.12	5.13	24.39%





# September 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Units

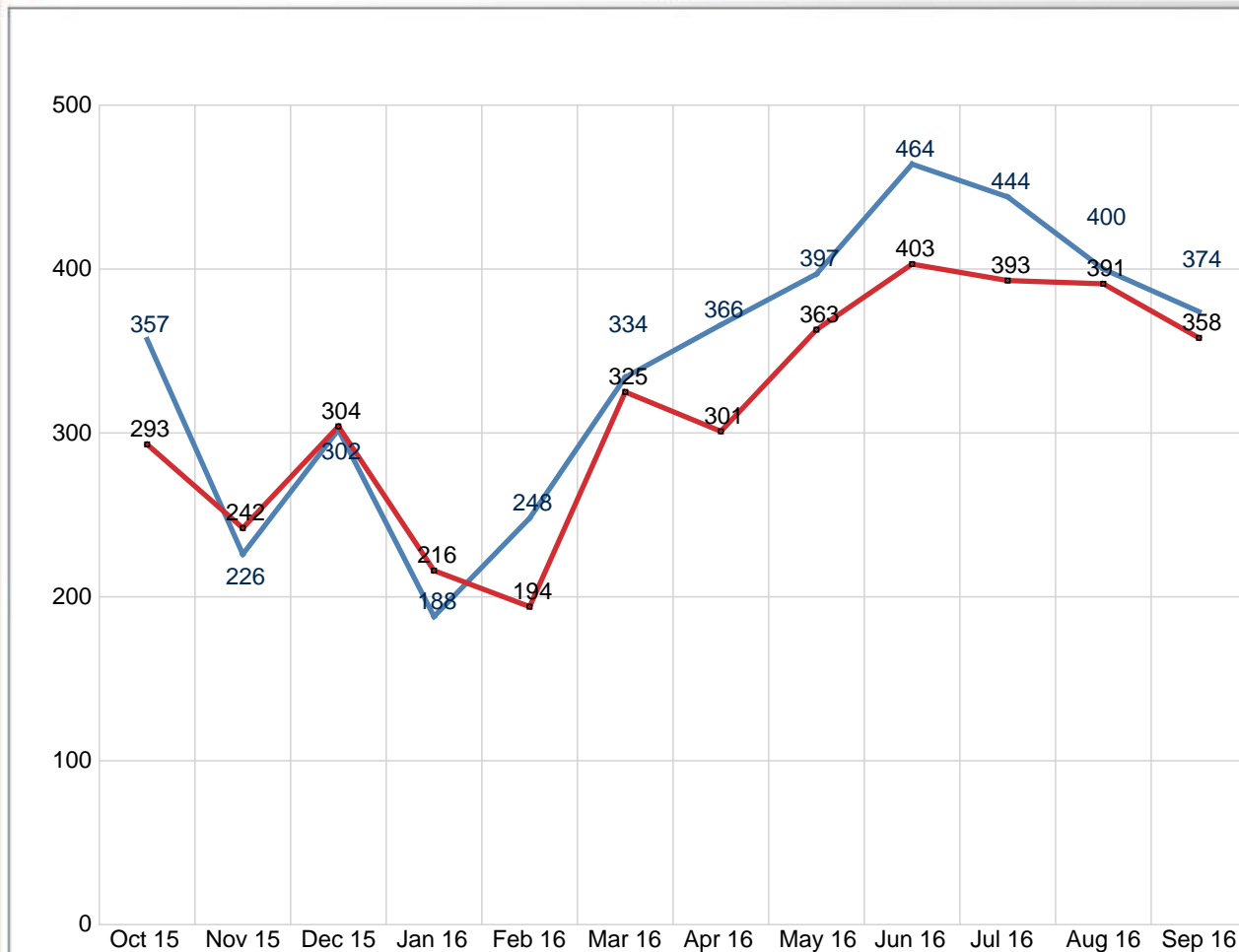
Report Produced on: Oct 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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 ■ October 2014 - September 2015 (Previous Year)



### Comparative Analysis

#### SEPTEMBER

2015	2016
374	358
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.28%</div>	

#### YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
3,215	2,944
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.43%</div>	

#### 12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
4,100	3,783
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.73%</div>	



# September 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Volume

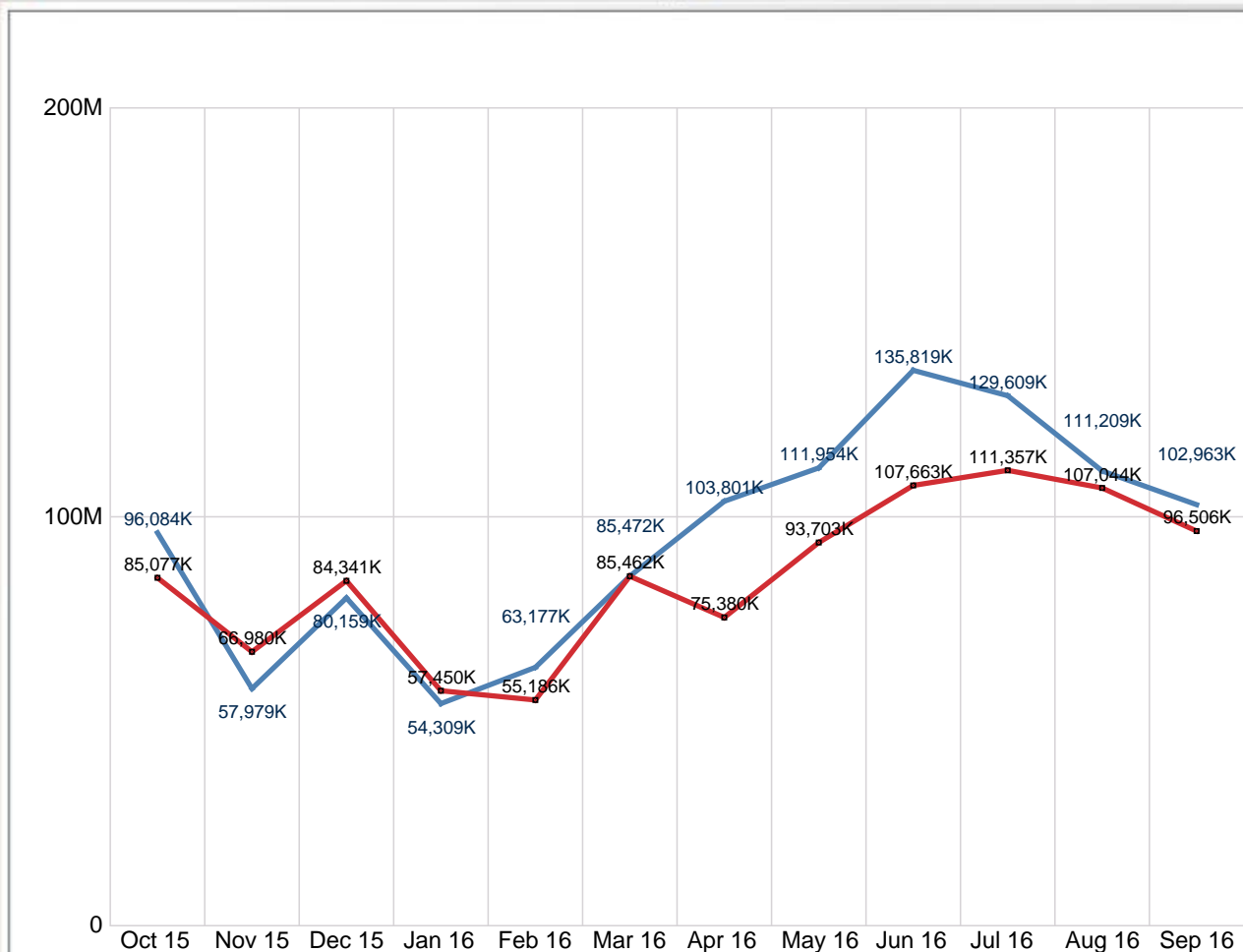
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### Comparative Analysis

#### SEPTEMBER

2015	2016
103M	97M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-6.27%</div>	

#### YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
898M	790M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-12.09%</div>	

#### 12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
1.13B	1.03B
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.39%</div>	



# September 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Days on Market

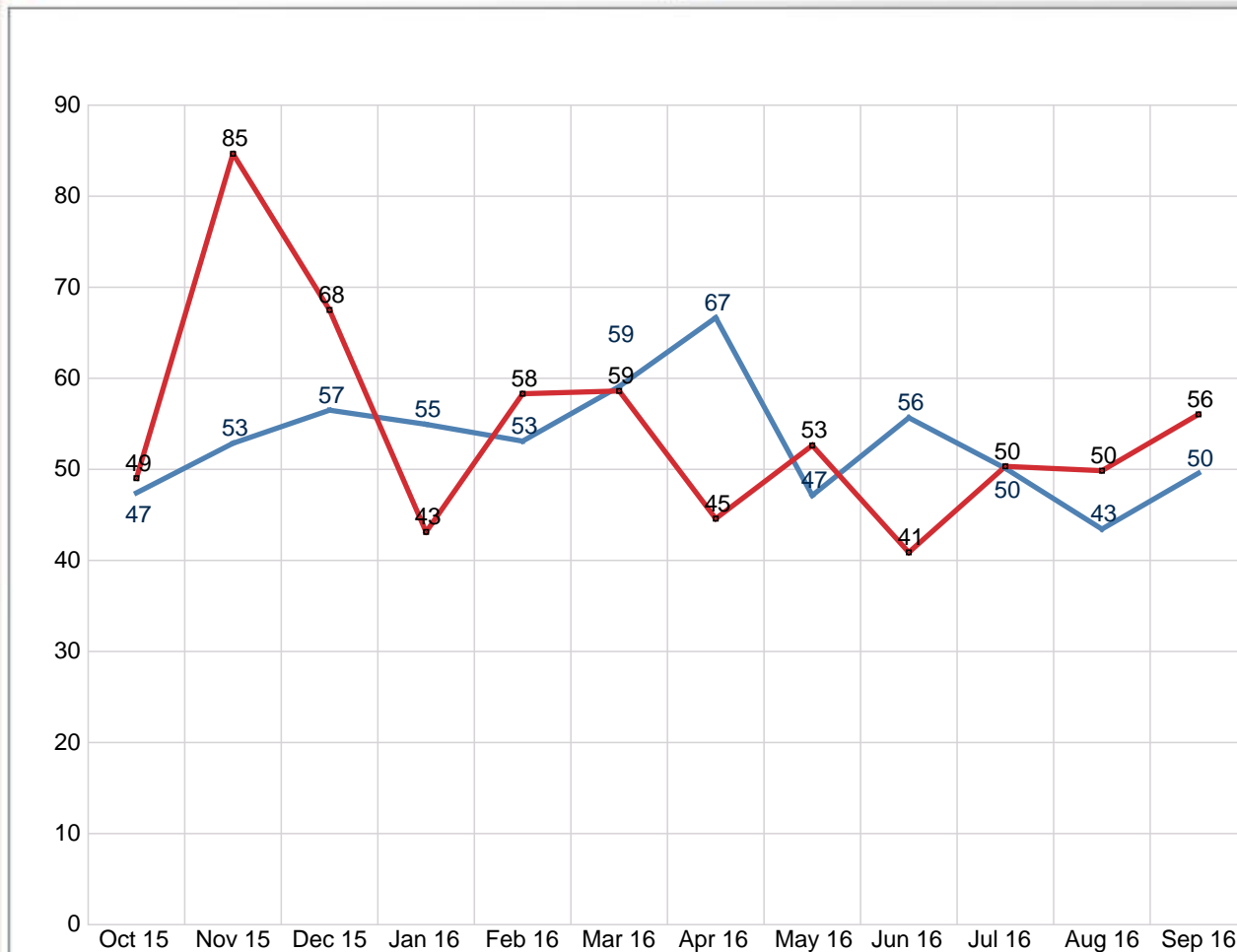
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Oct 07, 2016

Market Trends

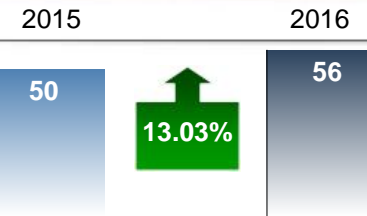
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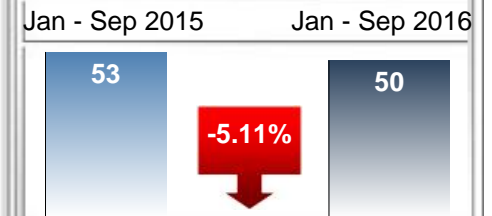


### Comparative Analysis

#### SEPTEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# September 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

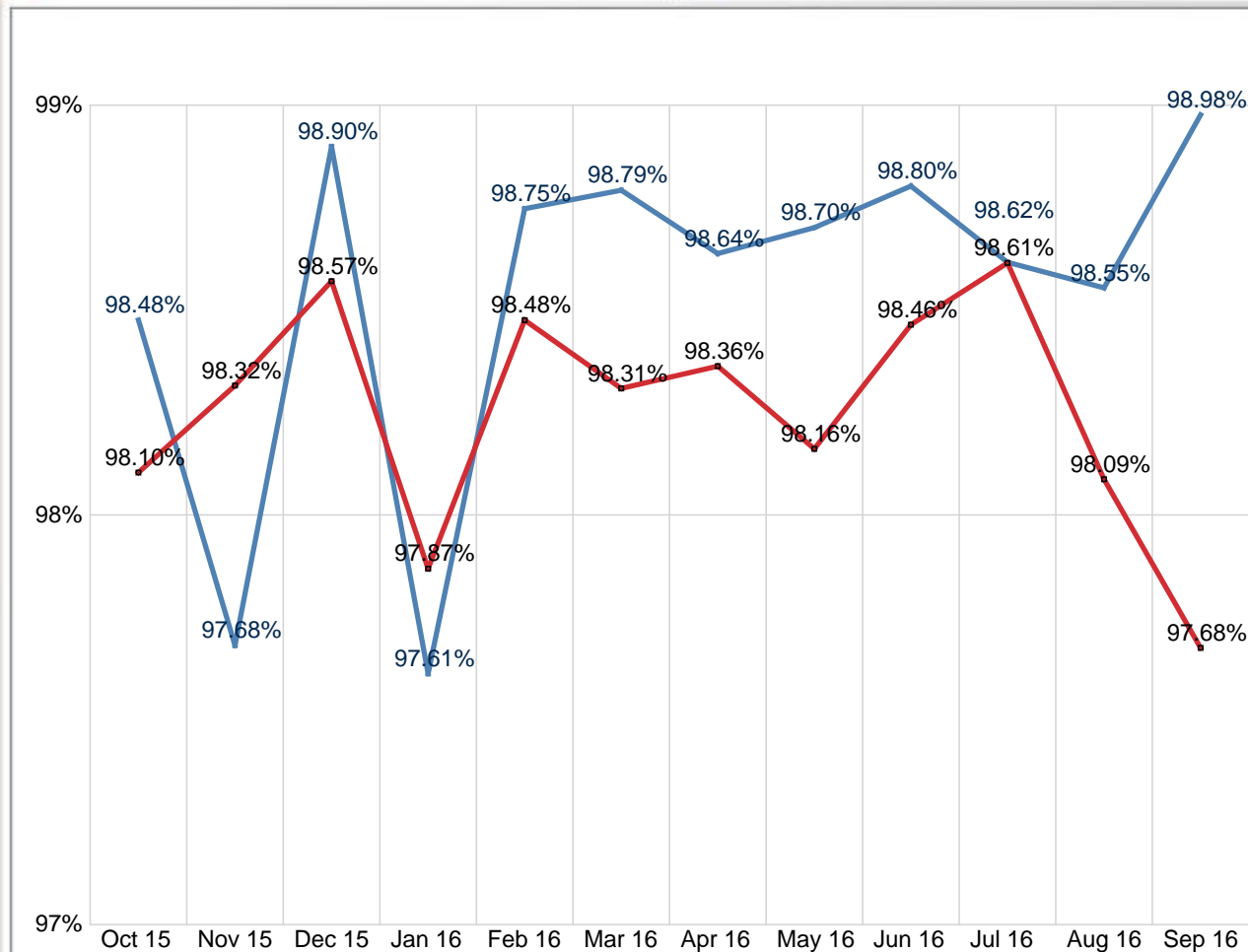
Report Produced on: Oct 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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### Comparative Analysis

#### SEPTEMBER

2015	2016
98.98%	97.68%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.31%</div> 	

#### YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
98.66%	98.23%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.44%</div> 	

#### 12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
98.61%	98.25%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.36%</div> 	



# September 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Sold Price

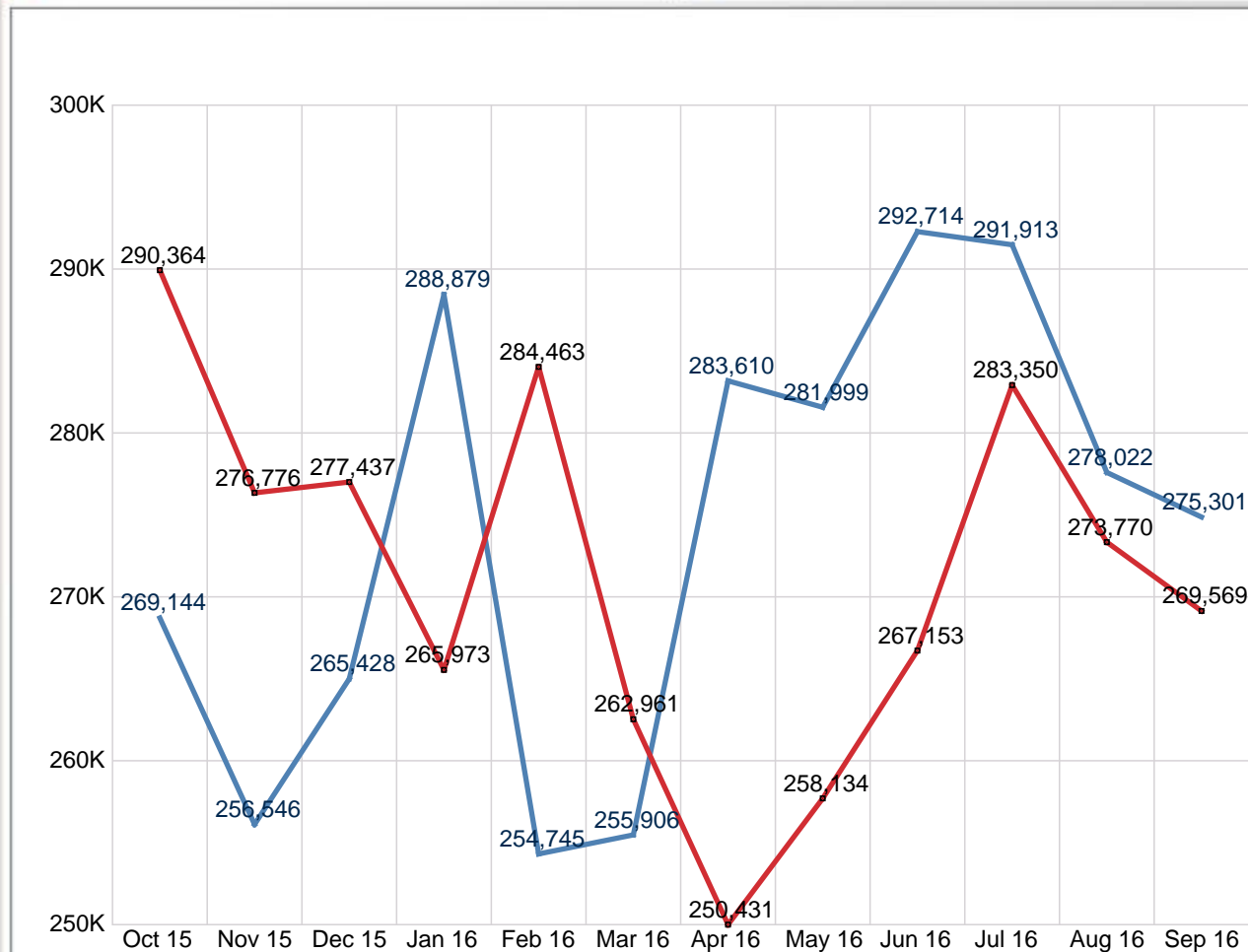
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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### Comparative Analysis

#### SEPTEMBER

2015	2016
275,301	269,569
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.08%</div> 	

#### YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
279,413	268,257
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.99%</div> 	

#### 12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
276,228	271,252
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.80%</div> 	