



# October 2016

Area Delimited by County Of Logan -  
Residential Property Type

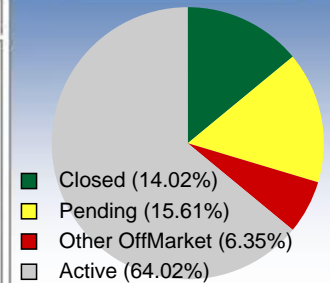


**Absorption:** Last 12 months, an Average of **61** Sales/Month

**Active Inventory** as of October 31, 2016 = **242**

	OCTOBER		
	2015	2016	+/- %
Closed Listings	52	53	1.92%
Pending Listings	55	59	7.27%
New Listings	107	86	-19.63%
Median List Price	210,000	205,500	-2.14%
Median Sale Price	210,000	195,000	-7.14%
Median Percent of List Price to Selling Price	99.54%	99.81%	0.27%
Median Days on Market to Sale	32.00	26.00	-18.75%
End of Month Inventory	282	242	-14.18%
Months Supply of Inventory	4.51	3.95	-12.32%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Nov 07, 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 October 2016 decreased **14.18%** to 242 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 **3.95** 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 **7.14%** in October 2016 to \$195,000 versus the previous year at \$210,000.

### Median Days on Market Shortens

The median number of **26.00** days that homes spent on the market before selling decreased by 6.00 days or **18.75%** in October 2016 compared to last year's same month at **32.00** DOM.

### Sales Success for October 2016 is Positive

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

There were 86 New Listings in October 2016, down **19.63%** from last year at 107. Furthermore, there were 53 Closed Listings this month versus last year at 52, a **1.92%** increase.

Closed versus Listed trends yielded a **61.6%** ratio, up from last year's October 2016 at **48.6%**, a **26.81%** upswing. This will certainly create pressure on a decreasing 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®

## October 2016

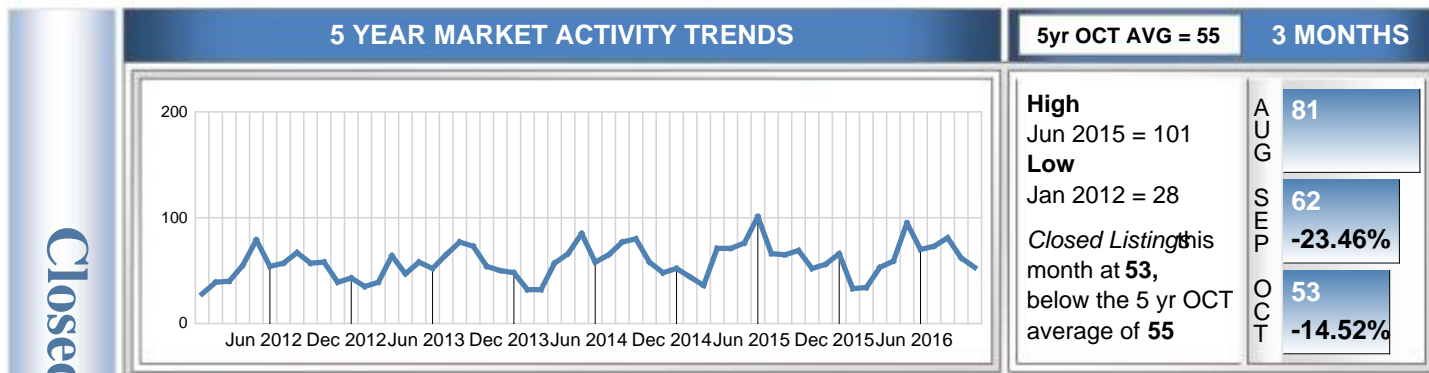
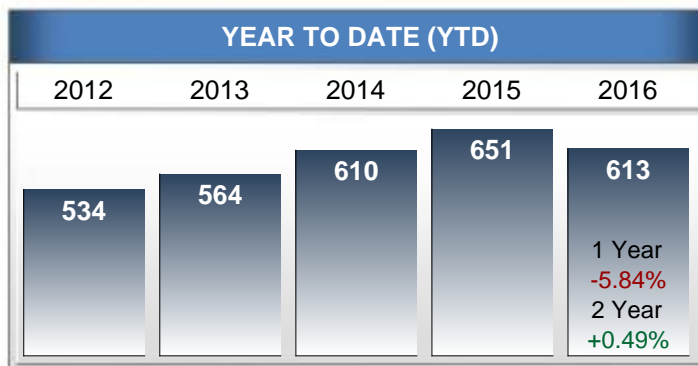
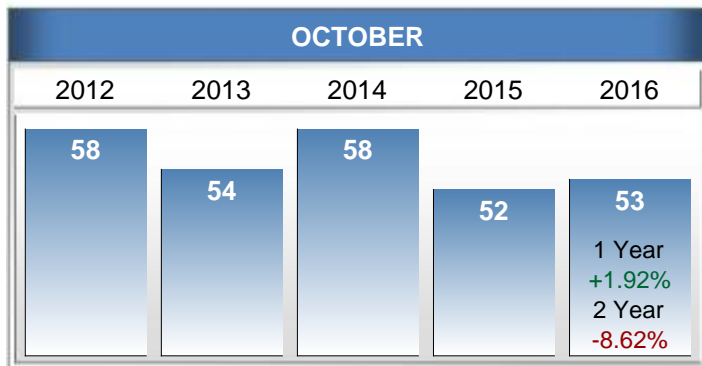
Closed Sales as of Nov 06, 2016



Report Produced on: Nov 07, 2016

### Closed Listings

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+
\$75,000 and less	5	9.43%	104.0	2	2	1	0
\$75,001 - \$125,000	6	11.32%	21.5	2	4	0	0
\$125,001 - \$150,000	7	13.21%	21.0	2	5	0	0
\$150,001 - \$250,000	15	28.30%	39.0	0	11	4	0
\$250,001 - \$275,000	7	13.21%	17.0	0	2	5	0
\$275,001 - \$350,000	8	15.09%	6.5	0	3	5	0
\$350,001 and up	5	9.43%	40.0	0	1	4	0
Total Closed Units:				6	28	19	
Total Closed Volume:				570.04K	5.14M	5.57M	0.00B
Median Closed Price:				\$105,700	\$171,000	\$269,900	\$0

Closed Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

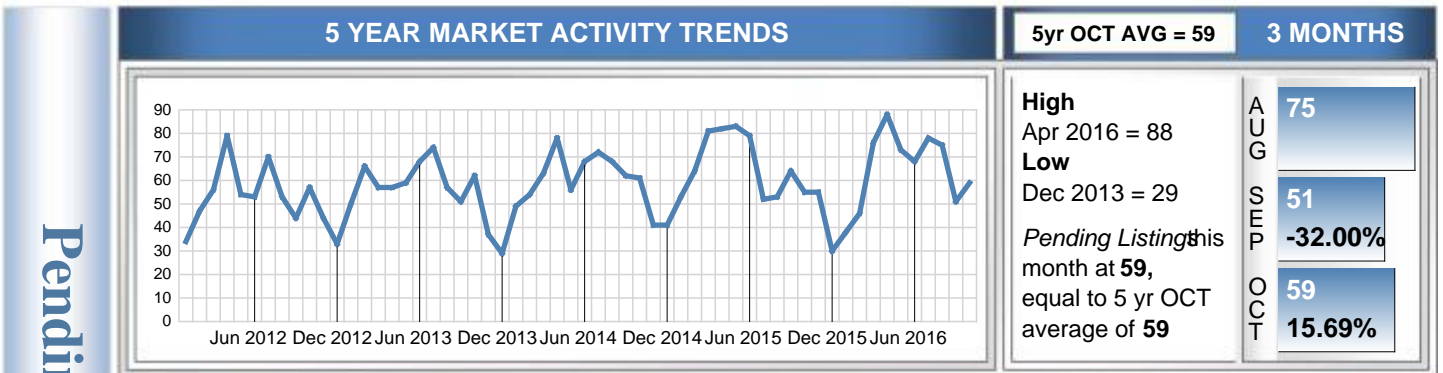
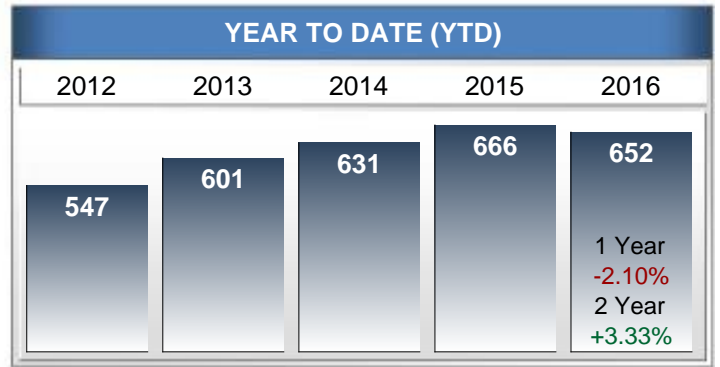
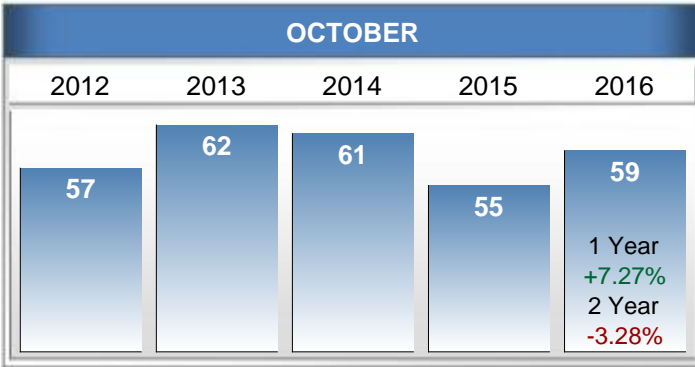
Pending Listings as of Nov 06, 2016



### Pending Listings

Report Produced on: Nov 07, 2016

Area Delimited by County Of Logan - Residential Property Type



#### 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	8.47%	8.0	1	4	0	0
\$50,001 - \$125,000	9	15.25%	61.0	4	5	0	0
\$125,001 - \$175,000	9	15.25%	54.0	1	7	1	0
\$175,001 - \$225,000	13	22.03%	48.0	0	11	1	1
\$225,001 - \$275,000	8	13.56%	60.0	0	4	3	1
\$275,001 - \$350,000	9	15.25%	47.0	0	2	5	2
\$350,001 and up	6	10.17%	81.5	0	1	5	0
Total Pending Units: 59 Total Pending Volume: 12,209,488 Median Listing Price: \$204,900				6	34	15	4
				562.95K	5.90M	4.65M	1.10M
				\$98,750	\$184,750	\$298,000	\$280,000

Pending Listings

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# Monthly Inventory Analysis

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

## October 2016

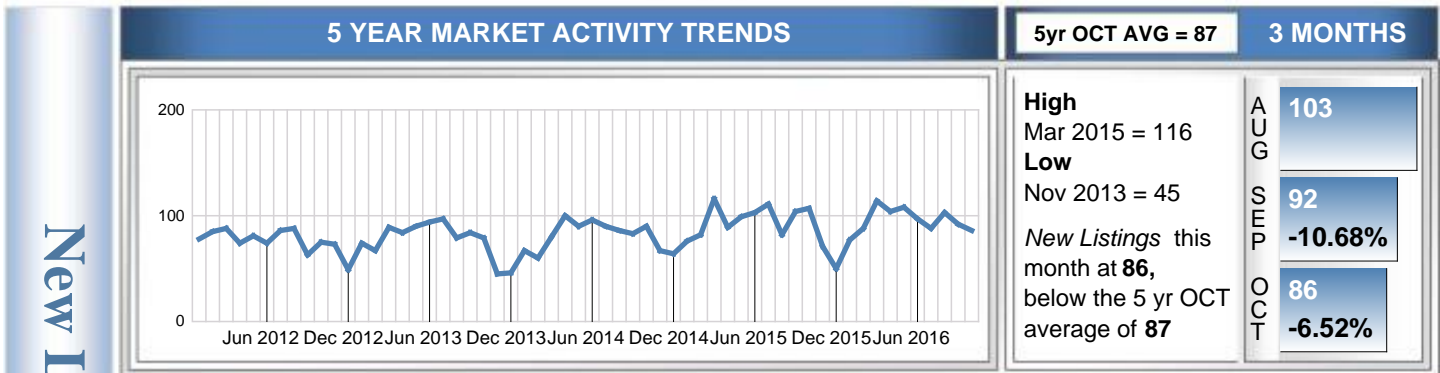
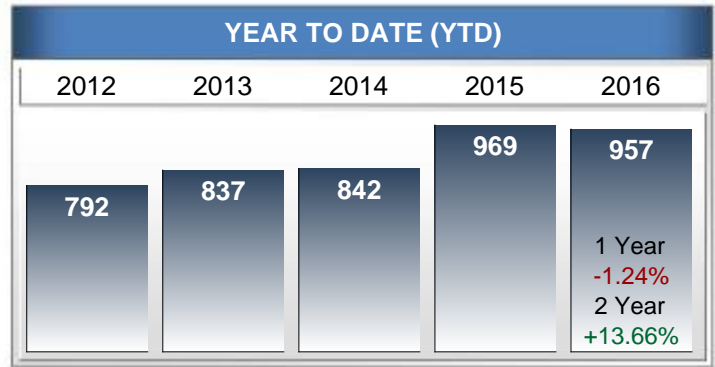
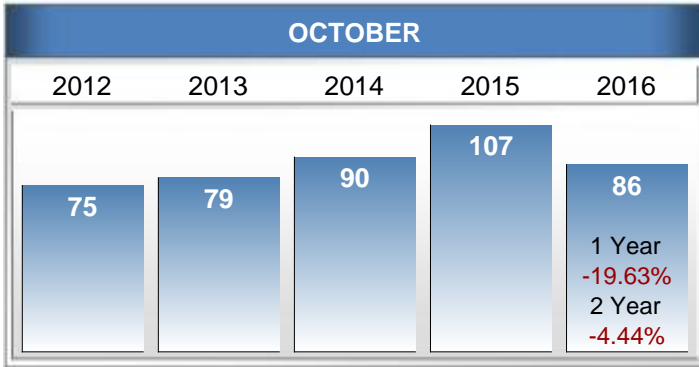
New Listings as of Nov 06, 2016



### New Listings

Report Produced on: Nov 07, 2016

Area Delimited by County Of Logan - Residential Property Type



New Listings

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#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	2	2.33%	0	2	0	0
\$25,001 - \$150,000	17	19.77%	9	5	3	0
\$150,001 - \$200,000	13	15.12%	0	12	1	0
\$200,001 - \$275,000	19	22.09%	0	7	9	3
\$275,001 - \$325,000	16	18.60%	1	7	7	1
\$325,001 - \$350,000	5	5.81%	0	0	5	0
\$350,001 and up	14	16.28%	0	1	10	3
Total New Listed Units:			10	34	35	7
Total New Listed Volume:			887.50K	6.81M	10.56M	2.24M
Median New Listed Listing Price:			\$62,450	\$194,900	\$321,000	\$285,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

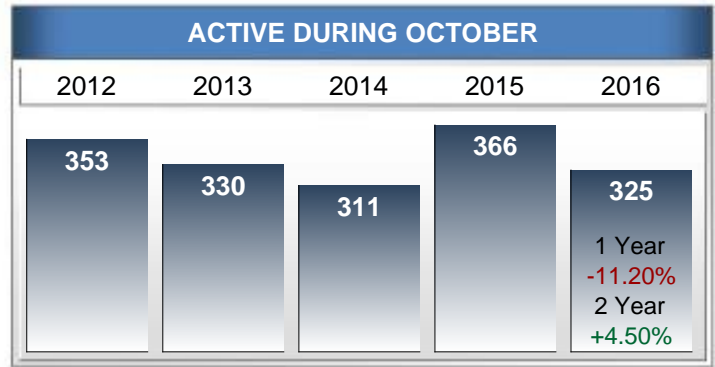
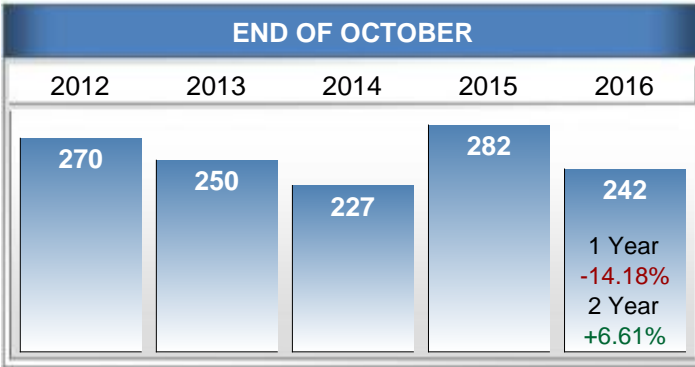
Active Inventory as of Nov 06, 2016



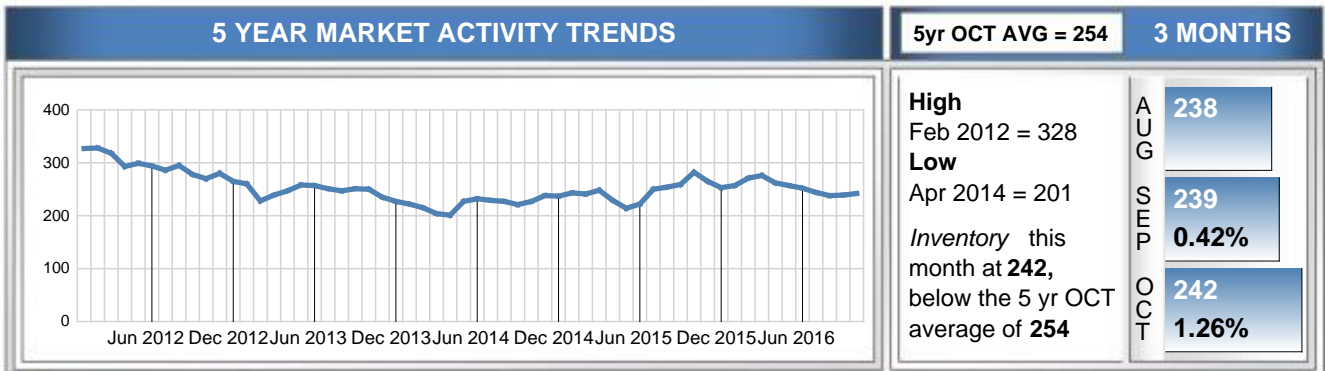
### Active Inventory

Report Produced on: Nov 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+
\$75,000 and less	16	6.61%	37.0	7	8	1	0
\$75,001 - \$150,000	36	14.88%	62.0	11	15	10	0
\$150,001 - \$175,000	18	7.44%	60.5	0	14	3	1
\$175,001 - \$275,000	71	29.34%	62.0	1	43	23	4
\$275,001 - \$325,000	40	16.53%	61.0	1	15	21	3
\$325,001 - \$400,000	32	13.22%	55.0	1	5	22	4
\$400,001 and up	29	11.98%	87.0	0	2	21	6
Total Active Inventory by Units:			62.0	21	102	101	18
Total Active Inventory by Volume:		66,556,648		2.37M	21.20M	35.78M	7.20M
Median Active Inventory Listing Price:		\$239,850		\$83,500	\$199,900	\$309,777	\$348,900

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



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

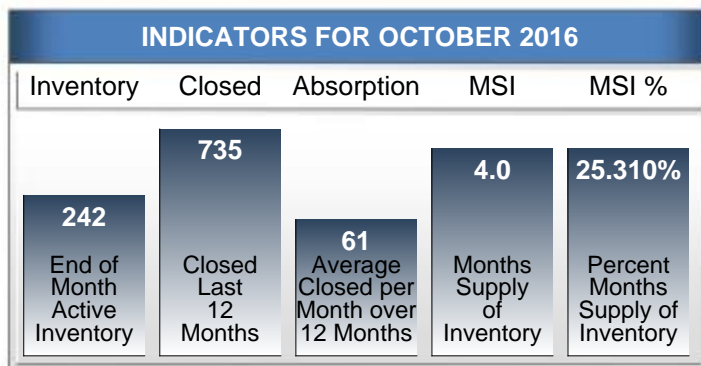
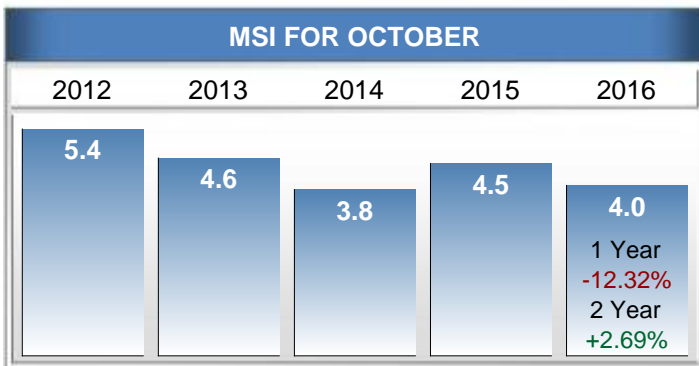
Active Inventory as of Nov 06, 2016



### Months Supply of Inventory

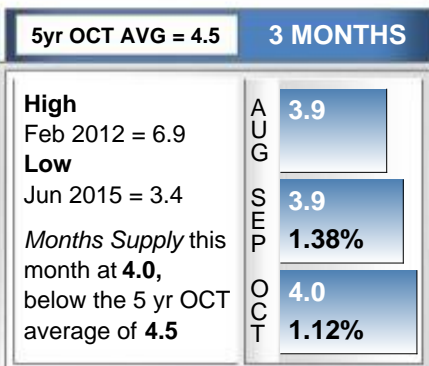
Report Produced on: Nov 07, 2016

Area Delimited by County Of Logan - 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+
\$75,000 and less	16	6.61%	2.1	2.9	2.0	1.0	0.0	
\$75,001 - \$150,000	36	14.88%	3.5	6.6	2.0	10.0	0.0	
\$150,001 - \$175,000	18	7.44%	3.7	0.0	3.6	3.3	0.0	
\$175,001 - \$275,000	71	29.34%	3.4	12.0	4.2	2.4	4.4	
\$275,001 - \$325,000	40	16.53%	5.2	12.0	6.0	4.5	7.2	
\$325,001 - \$400,000	32	13.22%	6.6	0.0	5.0	6.4	9.6	
\$400,001 and up	29	11.98%	5.9	0.0	2.7	5.9	10.3	
MSI:	4.0			4.9	3.4	4.2	6.5	
Total Active Inventory:	242			21	102	101	18	



# Monthly Inventory Analysis

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## October 2016

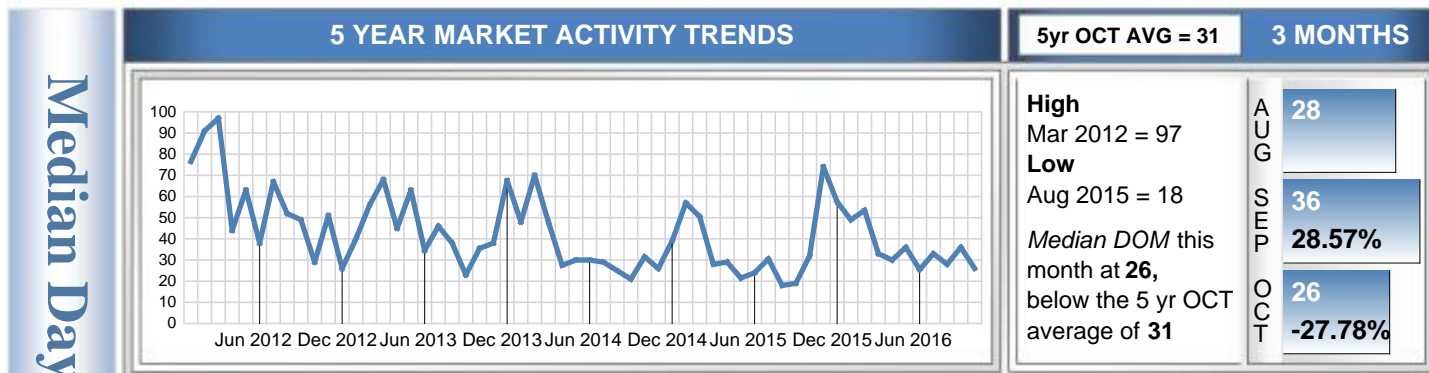
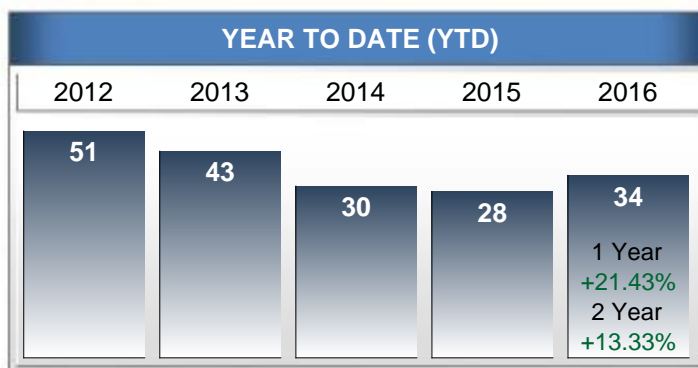
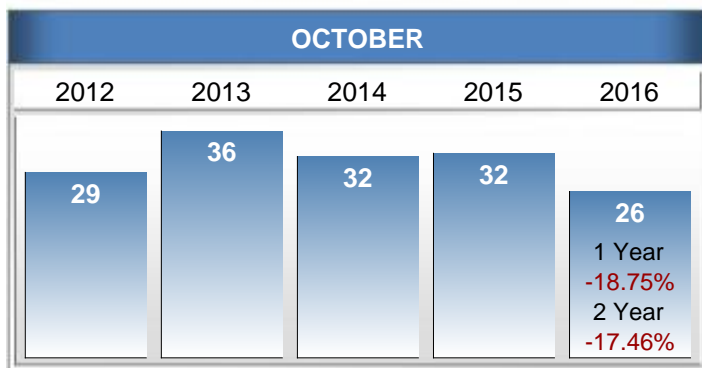
Closed Sales as of Nov 06, 2016



### Median Days on Market to Sale

Report Produced on: Nov 07, 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+
\$75,000 and less	5	9.43%	104.0	54.5	109.5	189.0	0.0
\$75,001 - \$125,000	6	11.32%	21.5	20.5	25.0	0.0	0.0
\$125,001 - \$150,000	7	13.21%	21.0	11.5	26.0	0.0	0.0
\$150,001 - \$250,000	15	28.30%	39.0	0.0	47.0	32.5	0.0
\$250,001 - \$275,000	7	13.21%	17.0	0.0	31.5	17.0	0.0
\$275,001 - \$350,000	8	15.09%	6.5	0.0	6.0	76.0	0.0
\$350,001 and up	5	9.43%	40.0	0.0	71.0	22.0	0.0
Median Closed DOM:	26.0			13.0	35.5	26.0	0.0
Total Closed Units:	53			6	28	19	
Total Closed Volume:	11,281,465			570.04K	5.14M	5.57M	0.00B



# Monthly Inventory Analysis

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## October 2016

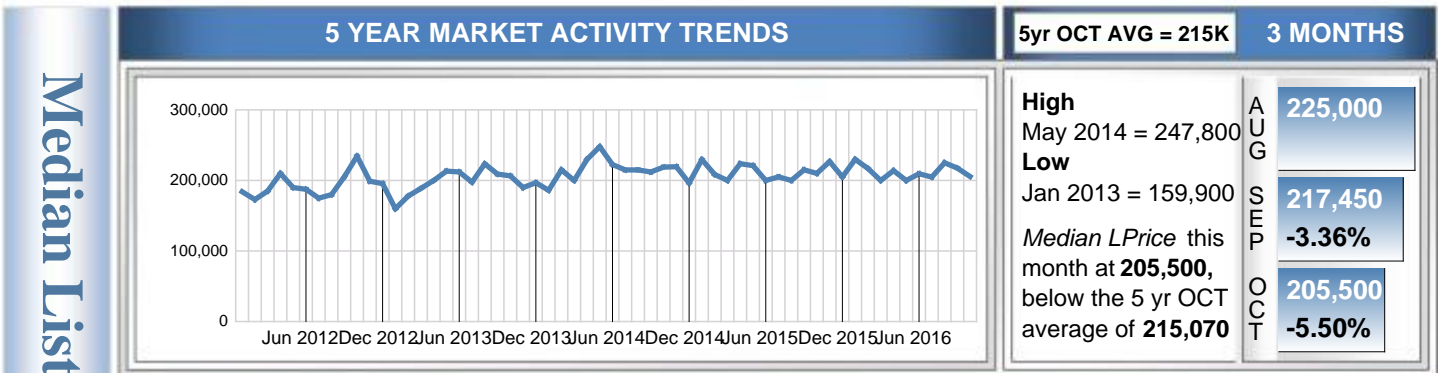
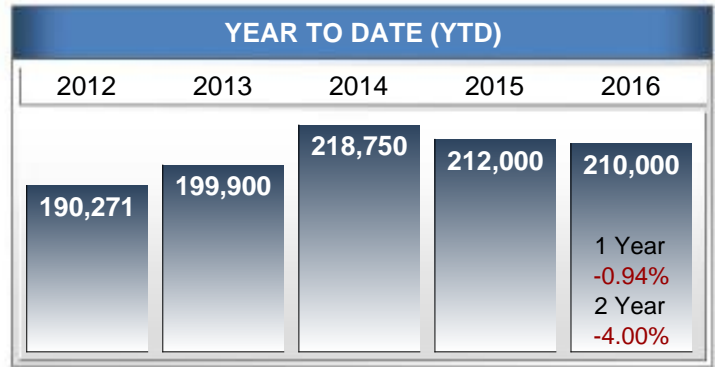
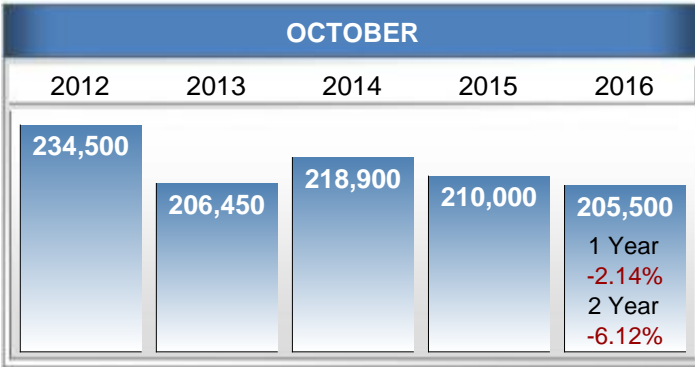
Closed Sales as of Nov 06, 2016



### Median List Price at Closing

Report Produced on: Nov 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+
\$75,000 and less	5		9.43%	54,900	52,400	49,475	59,900	0
\$75,001 - \$125,000	7		13.21%	98,500	119,500	88,750	0	0
\$125,001 - \$150,000	5		9.43%	135,000	135,000	139,900	0	0
\$150,001 - \$250,000	15		28.30%	189,500	0	180,000	203,750	0
\$250,001 - \$275,000	7		13.21%	264,900	0	252,500	267,400	0
\$275,001 - \$350,000	9		16.98%	309,930	0	309,930	311,420	0
\$350,001 and up	5		9.43%	415,000	0	439,900	406,950	0
Median List Price:		\$205,500			\$109,000	\$174,400	\$278,850	\$0
Total Closed Units:		53			6	28	19	
Total List Volume:		11,441,241			582.80K	5.21M	5.65M	0.00B





# Monthly Inventory Analysis

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## October 2016

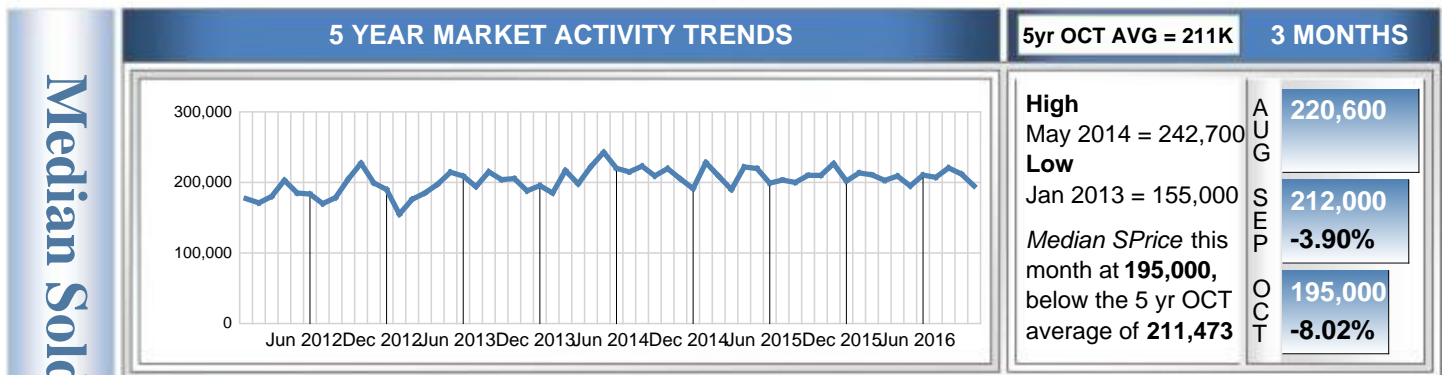
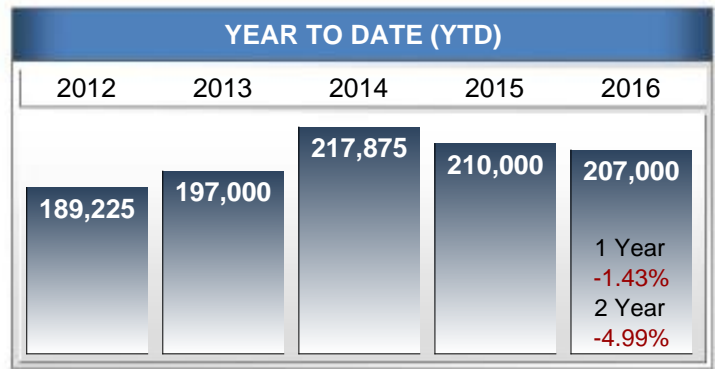
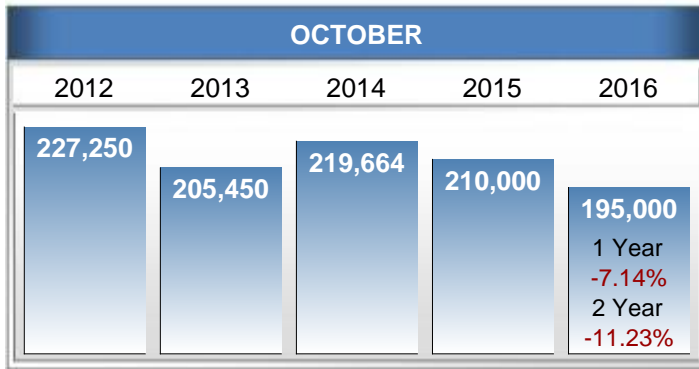
Closed Sales as of Nov 06, 2016



### Median Sold Price at Closing

Report Produced on: Nov 07, 2016

Area Delimited by County Of Logan - 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+
\$75,000 and less	5		9.43%	51,990	45,995	49,525	57,000	0
\$75,001 - \$125,000	6		11.32%	90,450	105,700	86,000	0	0
\$125,001 - \$150,000	7		13.21%	131,650	133,325	129,900	0	0
\$150,001 - \$250,000	15		28.30%	190,000	0	185,000	192,500	0
\$250,001 - \$275,000	7		13.21%	262,500	0	260,119	262,500	0
\$275,001 - \$350,000	8		15.09%	324,456	0	323,911	325,815	0
\$350,001 and up	5		9.43%	406,500	0	425,000	402,700	0
Median Closed Price:		\$195,000			\$105,700	\$171,000	\$269,900	\$0
Total Closed Units:		53			6	28	19	
Total Closed Volume:		11,281,465			570.04K	5.14M	5.57M	0.00B



# Monthly Inventory Analysis

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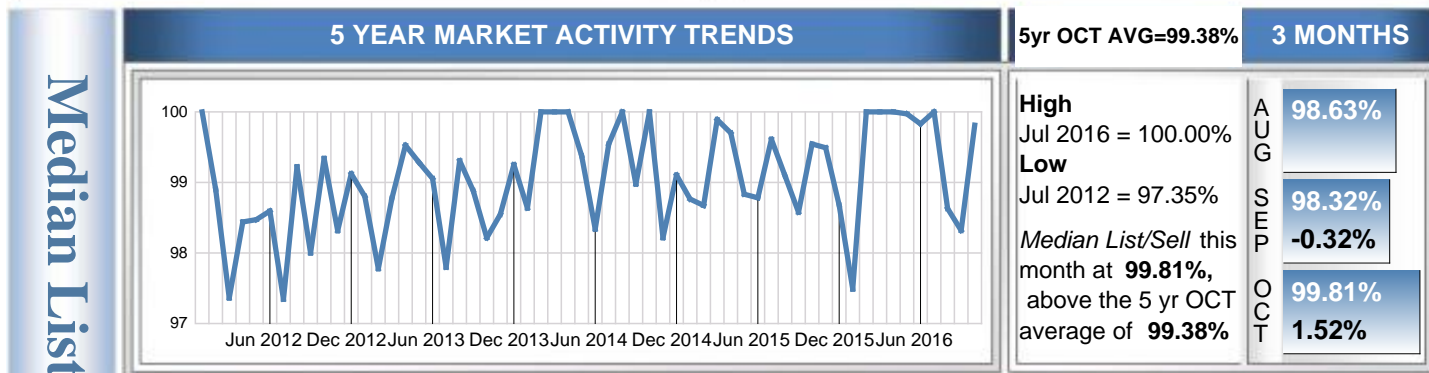
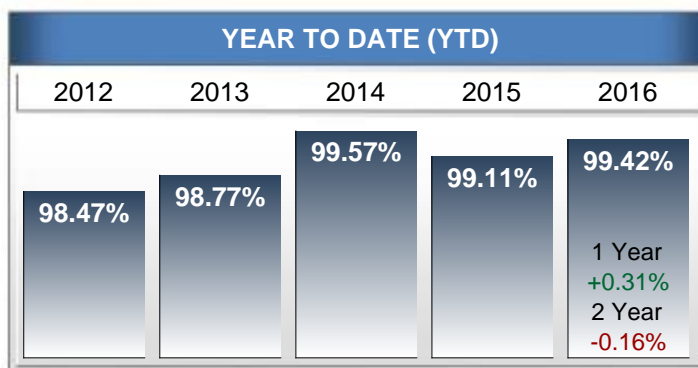
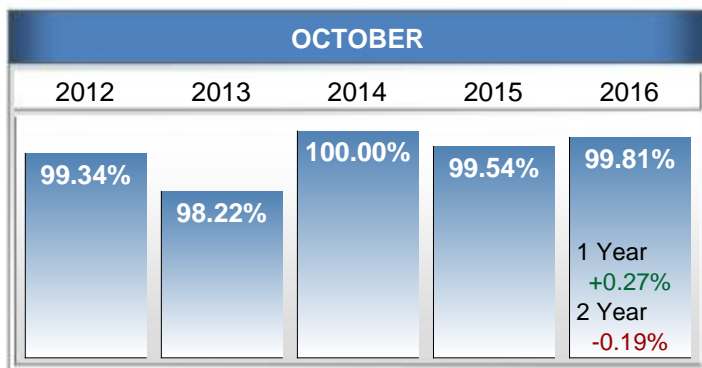
Closed Sales as of Nov 06, 2016



### Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

Ready to Buy or Sell Real Estate?  
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#### 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+
\$75,000 and less	5	9.43%	94.70%	87.43%	96.45%	95.16%	0.00%
\$75,001 - \$125,000	6	11.32%	98.11%	96.65%	99.11%	0.00%	0.00%
\$125,001 - \$150,000	7	13.21%	100.00%	102.66%	100.00%	0.00%	0.00%
\$150,001 - \$250,000	15	28.30%	99.01%	0.00%	99.01%	97.87%	0.00%
\$250,001 - \$275,000	7	13.21%	98.71%	0.00%	100.61%	96.79%	0.00%
\$275,001 - \$350,000	8	15.09%	100.16%	0.00%	102.50%	100.00%	0.00%
\$350,001 and up	5	9.43%	97.95%	0.00%	96.61%	98.98%	0.00%
Median List/Sell Ratio:	99.81%			97.35%	100.00%	98.71%	0.00%
Total Closed Units:	53			6	28	19	
Total Closed Volume:	11,281,465			570.04K	5.14M	5.57M	0.00B



# Monthly Inventory Analysis

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## October 2016

Inventory as of Nov 06, 2016



### Market Summary

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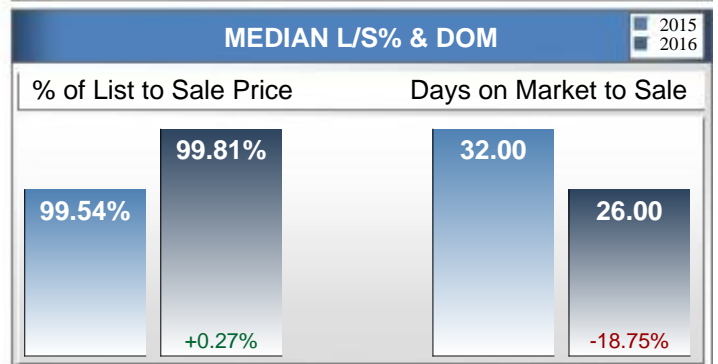
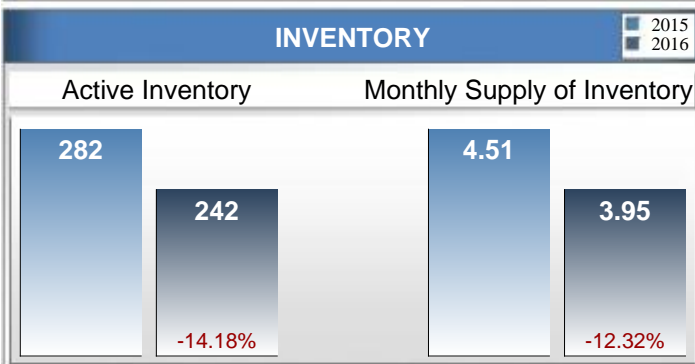
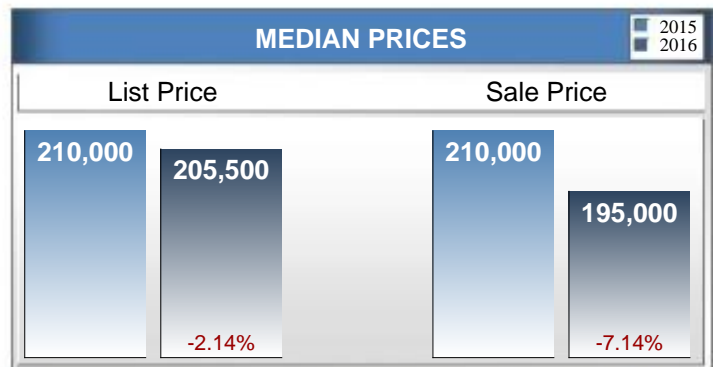
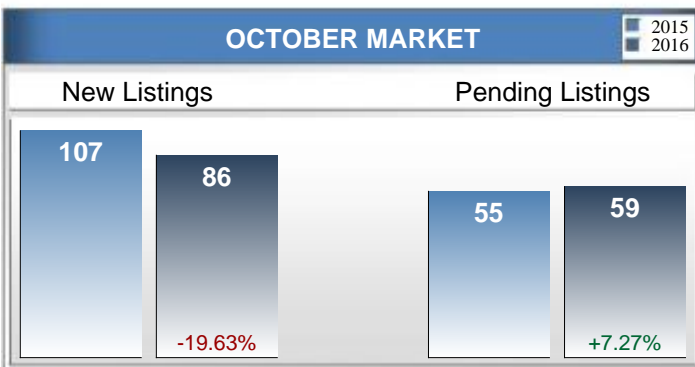
Area Delimited by County Of Logan - Residential Property Type



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

**Active Inventory** as of October 31, 2016 = **242**

	OCTOBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	52	53	1.92%	651	613	-5.84%
Pending Sales	55	59	7.27%	666	652	-2.10%
New Listings	107	86	-19.63%	969	957	-1.24%
Median List Price	210,000	205,500	-2.14%	212,000	210,000	-0.94%
Median Sale Price	210,000	195,000	-7.14%	210,000	207,000	-1.43%
Median Percent of List Price to Selling Price	99.54%	99.81%	0.27%	99.11%	99.42%	0.31%
Median Days on Market to Sale	32.00	26.00	-18.75%	28.00	34.00	21.43%
Monthly Inventory	282	242	-14.18%	282	242	-14.18%
Months Supply of Inventory	4.51	3.95	-12.32%	4.51	3.95	-12.32%





# October 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Units

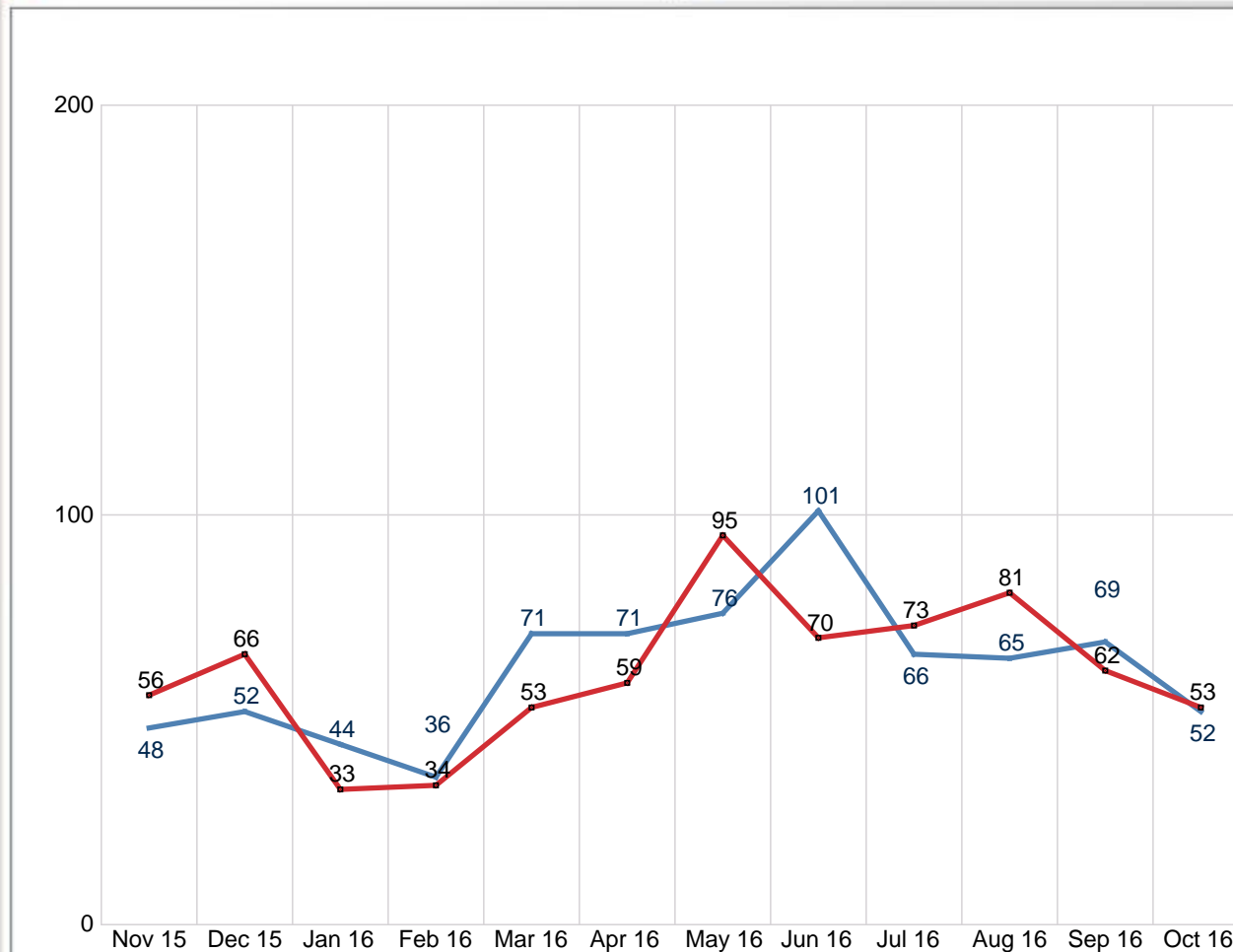
Report Produced on: Nov 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



### Comparative Analysis

#### OCTOBER

2015	2016
52	53
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 1.92%	

#### YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
651	613
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -5.84%	

#### 12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
751	735
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -2.13%	



# October 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Volume

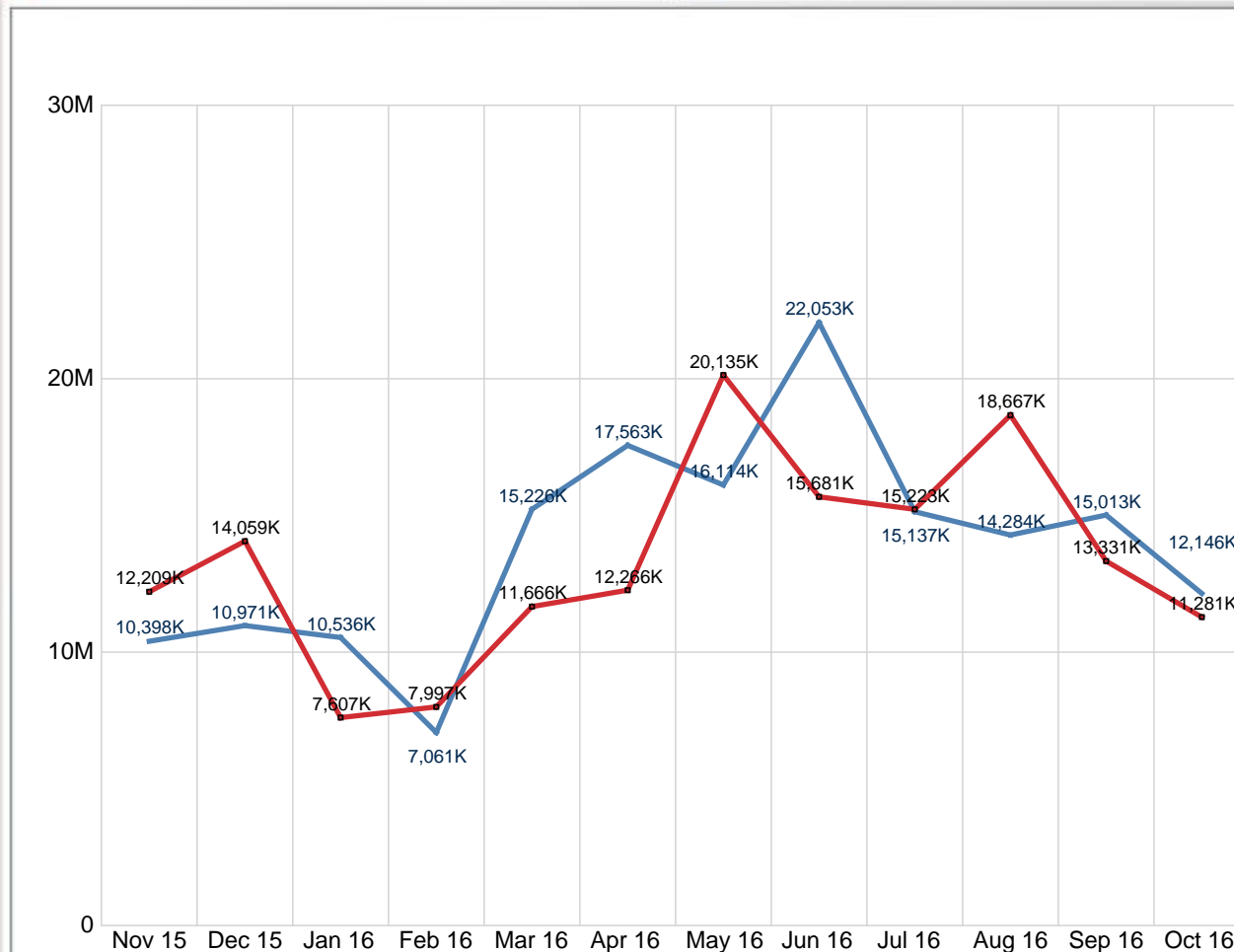
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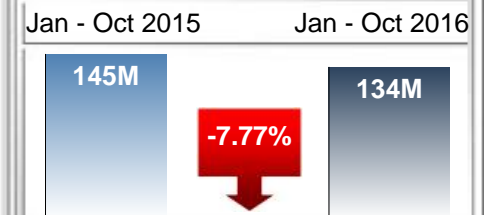


### Comparative Analysis

#### OCTOBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# October 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Days on Market

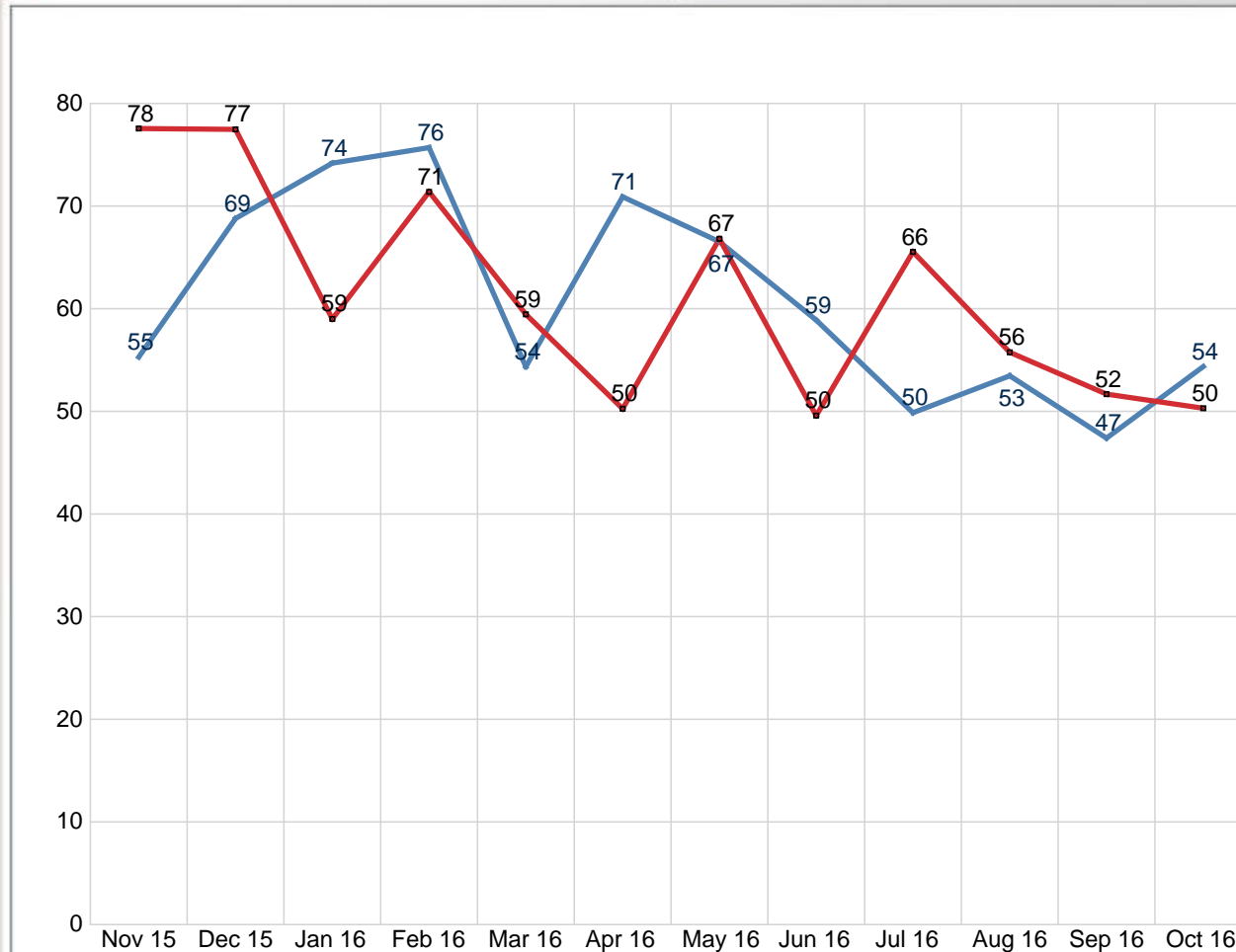
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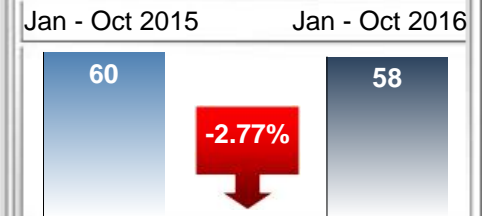


### Comparative Analysis

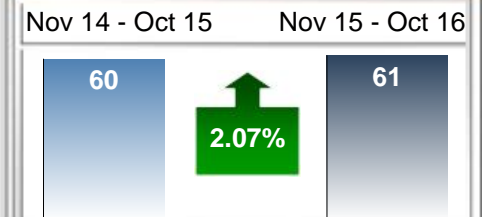
#### OCTOBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# October 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

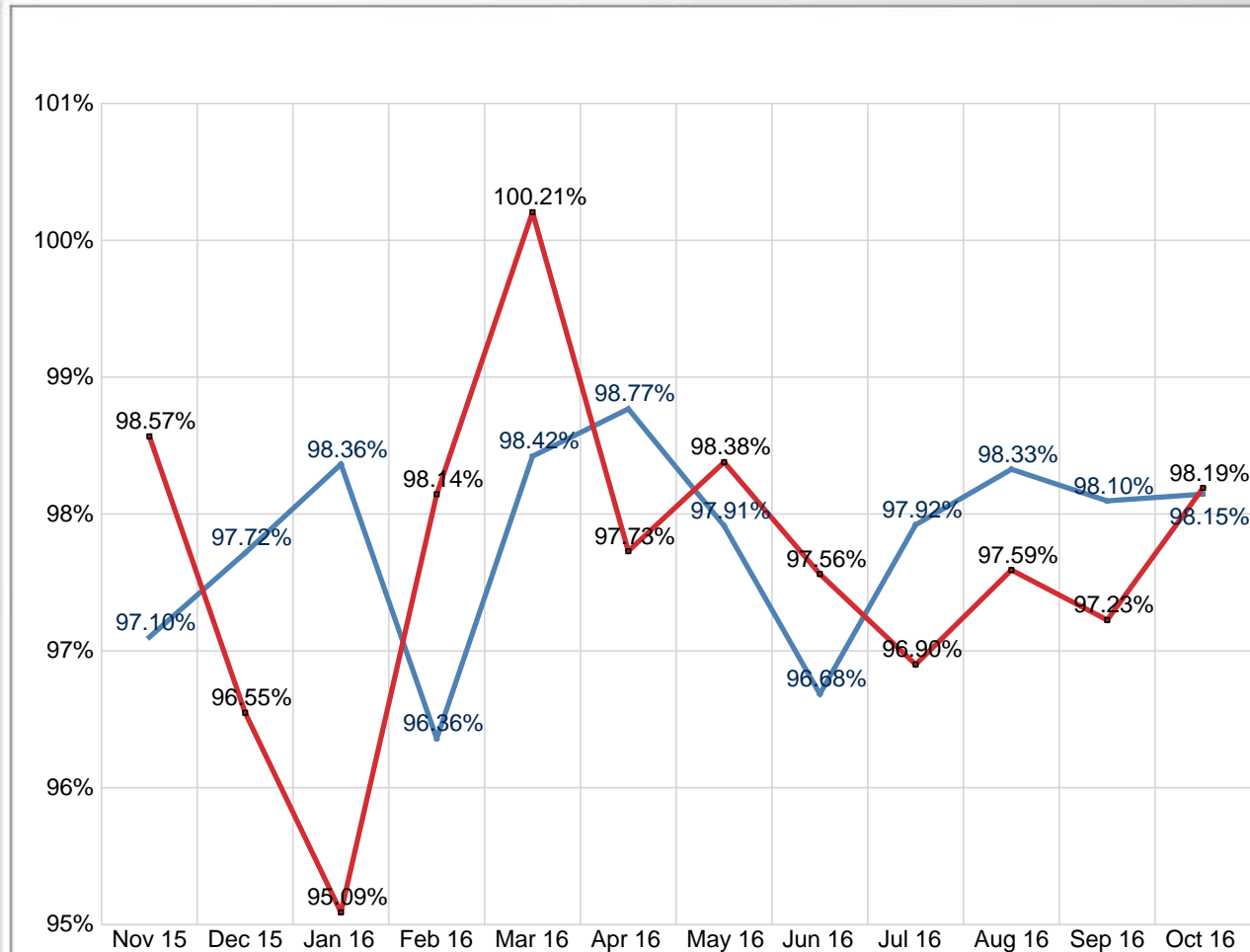
Report Produced on: Nov 07, 2016

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### Comparative Analysis

#### OCTOBER

2015	2016
98.15%	98.19%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 0.05%	

#### YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
97.90%	97.78%
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -0.12%	

#### 12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
97.83%	97.73%
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -0.11%	



# October 2016

Area Delimited by County Of Logan - Residential Property Type



## Closed Sales by Average Sold Price

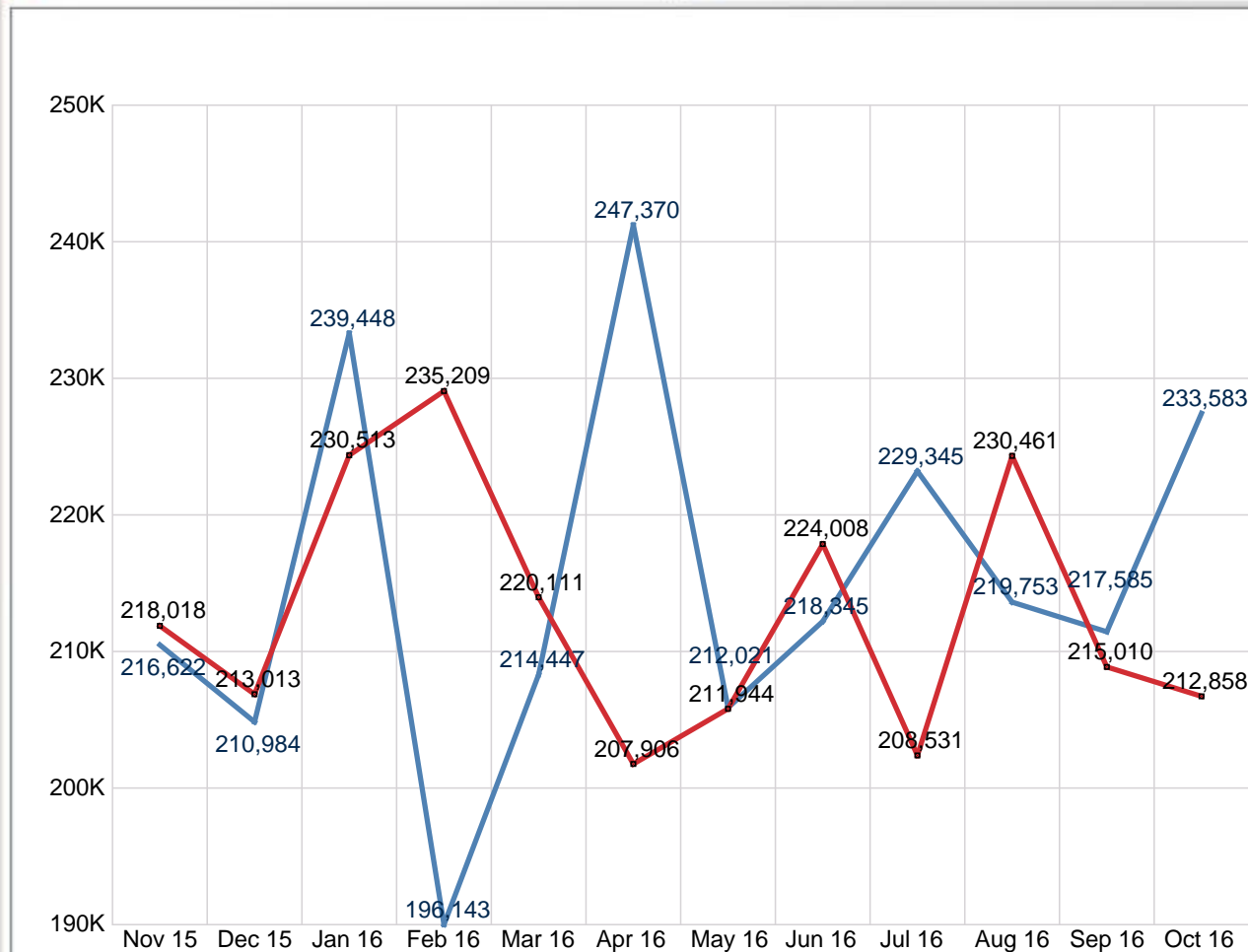
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■ November 2015 - October 2016 (Current Year with Values)
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### Comparative Analysis

#### OCTOBER

2015	2016
233,583	212,858
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.87%</div> 	

#### YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
222,938	218,359
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.05%</div> 	

#### 12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
221,707	217,853
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.74%</div> 	