



October 2016

Area Delimited by Zipcode 73044 - Residential
Property Type

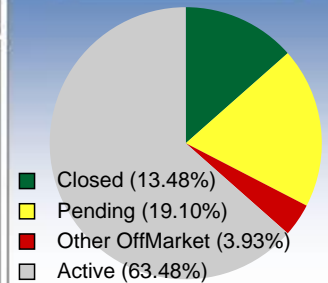


Absorption: Last 12 months, an Average of **29** Sales/Month

Active Inventory as of October 31, 2016 = **113**

	OCTOBER		
	2015	2016	+/- %
Closed Listings	21	24	14.29%
Pending Listings	26	34	30.77%
New Listings	55	39	-29.09%
Median List Price	199,500	157,450	-21.08%
Median Sale Price	194,500	161,200	-17.12%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	27.00	25.00	-7.41%
End of Month Inventory	155	113	-27.10%
Months Supply of Inventory	5.41	3.89	-28.14%

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 **27.10%** to 113 existing homes available for sale. Over the last 12 months this area has had an average of 29 closed sales per month. This represents an unsold inventory index of **3.89** 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 **17.12%** in October 2016 to \$161,200 versus the previous year at \$194,500.

Median Days on Market Shortens

The median number of **25.00** days that homes spent on the market before selling decreased by 2.00 days or **7.41%** in October 2016 compared to last year's same month at **27.00** 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 39 New Listings in October 2016, down **29.09%** from last year at 55. Furthermore, there were 24 Closed Listings this month versus last year at 21, a **14.29%** increase.

Closed versus Listed trends yielded a **61.5%** ratio, up from last year's October 2016 at **38.2%**, a **61.17%** 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

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®

October 2016

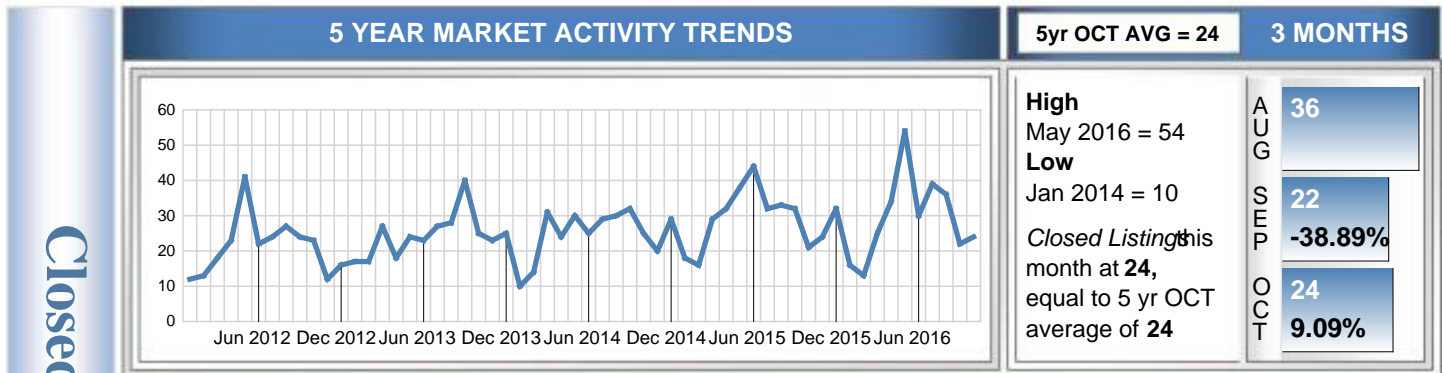
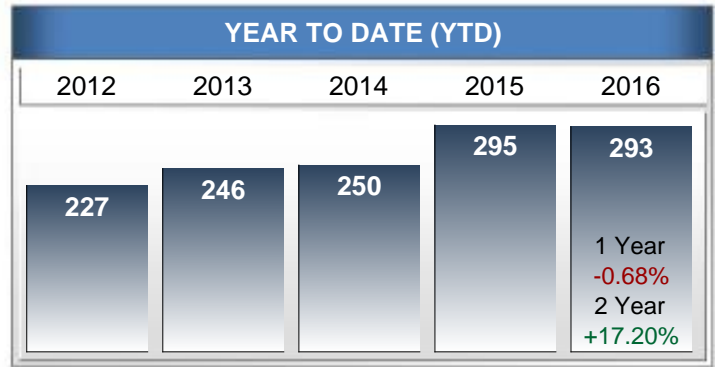
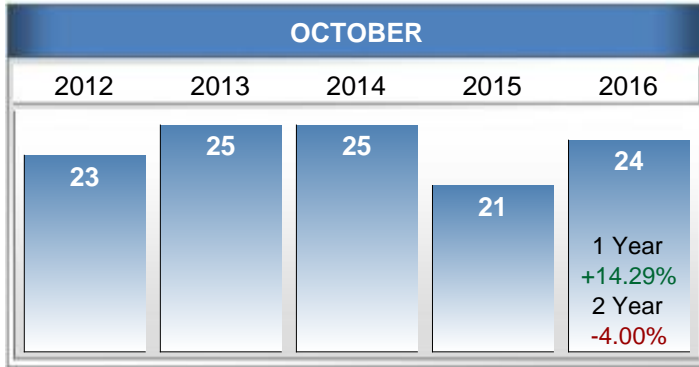
Closed Sales as of Nov 06, 2016



Closed Listings

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - 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+
\$75,000 and less	2	8.33%	121.0	1	1	0	0
\$75,001 - \$100,000	3	12.50%	5.0	1	2	0	0
\$100,001 - \$125,000	2	8.33%	21.5	1	1	0	0
\$125,001 - \$175,000	7	29.17%	24.0	1	6	0	0
\$175,001 - \$250,000	4	16.67%	39.5	0	3	1	0
\$250,001 - \$275,000	3	12.50%	17.0	0	1	2	0
\$275,001 and up	3	12.50%	6.0	0	1	2	0
Total Closed Units:	24		25.0	4	15	5	0.00B
Total Closed Volume:	4,449,940			398.39K	2.35M	1.70M	\$0
Median Closed Price:	\$161,200			\$105,700	\$158,000	\$264,400	



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2016

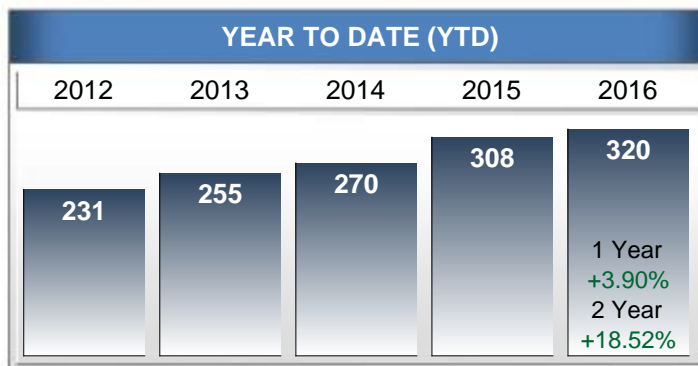
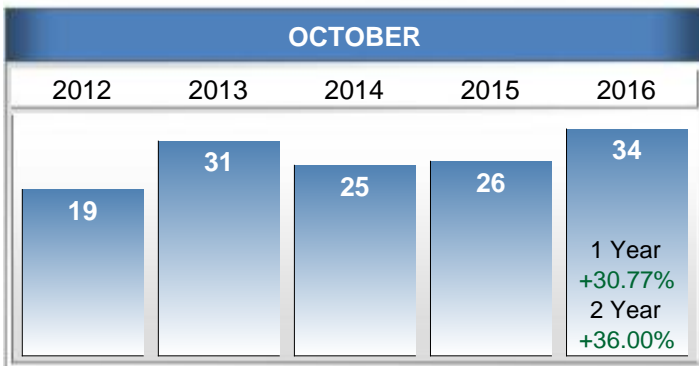
Pending Listings as of Nov 06, 2016



Pending Listings

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings
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5yr OCT AVG = 27	3 MONTHS								
High Apr 2016 = 53 Low Dec 2013 = 9 <i>Pending Listing</i> this month at 34 , above the 5 yr OCT average of 27	<table border="1"> <tr> <td>AUG</td> <td>32</td> </tr> <tr> <td>SEP</td> <td>22</td> </tr> <tr> <td>OCT</td> <td>34</td> </tr> <tr> <td colspan="2">-31.25%</td> </tr> </table>	AUG	32	SEP	22	OCT	34	-31.25%	
AUG	32								
SEP	22								
OCT	34								
-31.25%									

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$25,000 and less	2	5.88%	53.0	0	2	0	0	
\$25,001 - \$100,000	5	14.71%	6.0	2	3	0	0	
\$100,001 - \$125,000	5	14.71%	63.0	2	3	0	0	
\$125,001 - \$200,000	9	26.47%	48.0	0	9	0	0	
\$200,001 - \$225,000	5	14.71%	61.0	0	4	0	1	
\$225,001 - \$250,000	3	8.82%	62.0	0	2	1	0	
\$250,001 and up	5	14.71%	80.0	0	2	2	1	
Total Pending Units: 34 Total Pending Volume: 5,535,526 Median Listing Price: \$168,250				57.5	4	25	3	2
					327.00K	3.96M	767.90K	481.50K
					\$82,250	\$161,500	\$258,000	\$240,750



Monthly Inventory Analysis

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October 2016

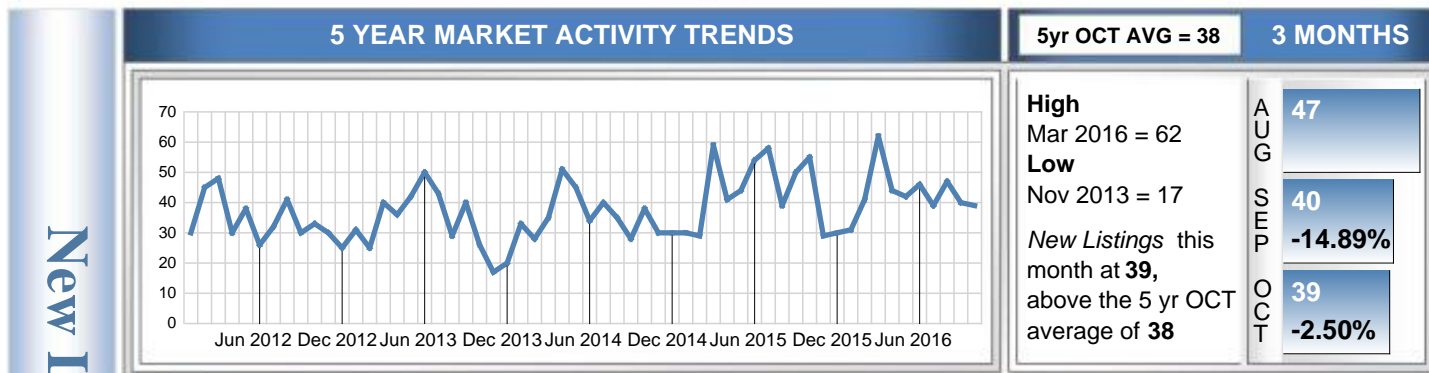
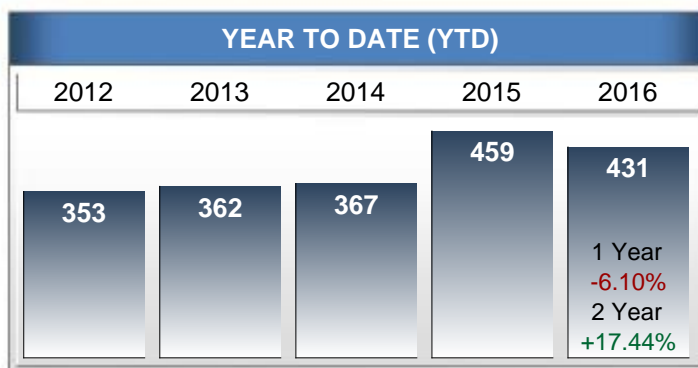
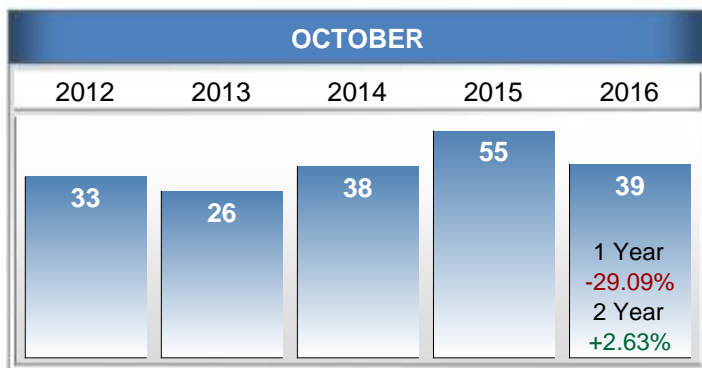
New Listings as of Nov 06, 2016



New Listings

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	2	5.13%	0	2	0	0
\$25,001 - \$50,000	6	15.38%	3	2	1	0
\$50,001 - \$125,000	6	15.38%	4	1	1	0
\$125,001 - \$200,000	9	23.08%	1	8	0	0
\$200,001 - \$250,000	7	17.95%	0	2	2	3
\$250,001 - \$275,000	5	12.82%	0	3	2	0
\$275,001 and up	4	10.26%	1	2	1	0
Total New Listed Units:			9	20	7	3
Total New Listed Volume:			847.60K	3.35M	1.58M	715.30K
Median New Listed Listing Price:			\$69,900	\$169,650	\$218,650	\$239,700



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2016

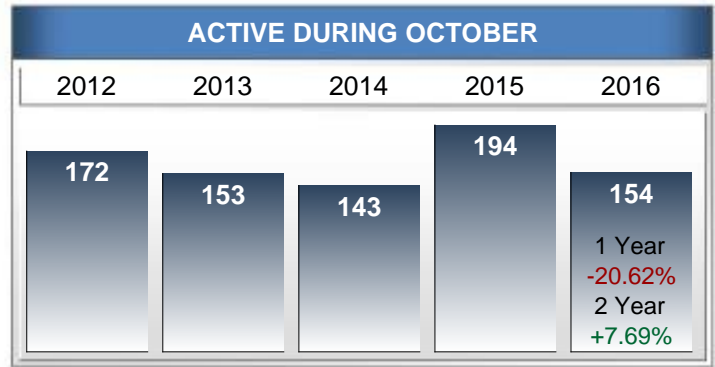
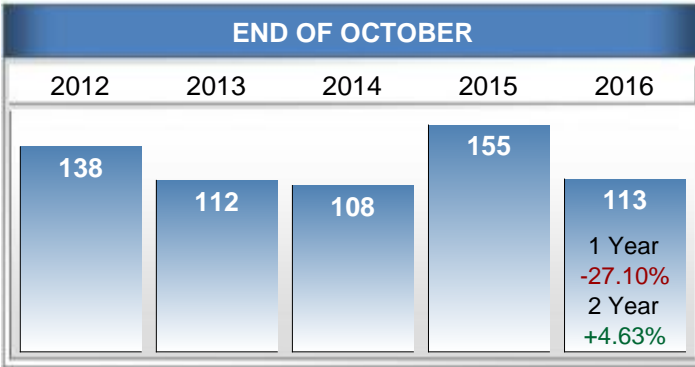
Active Inventory as of Nov 06, 2016



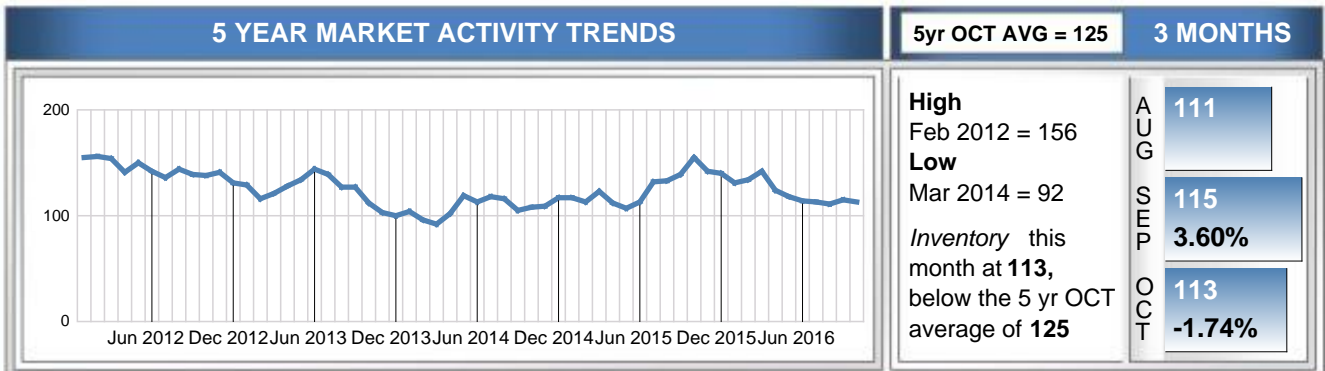
Active Inventory

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - 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	12	10.62%	27.0	5	6	1	0
\$75,001 - \$100,000	10	8.85%	60.5	4	5	1	0
\$100,001 - \$150,000	15	13.27%	73.0	2	8	5	0
\$150,001 - \$200,000	30	26.55%	86.5	1	21	6	2
\$200,001 - \$250,000	20	17.70%	68.5	0	13	4	3
\$250,001 - \$275,000	9	7.96%	28.0	0	5	4	0
\$275,001 and up	17	15.04%	61.0	2	5	7	3
Total Active Inventory by Units:		113	62.0	14	63	28	8
Total Active Inventory by Volume:		21,930,951		1.78M	11.18M	6.83M	2.15M
Median Active Inventory Listing Price:		\$190,000		\$90,750	\$185,500	\$216,775	\$242,700

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

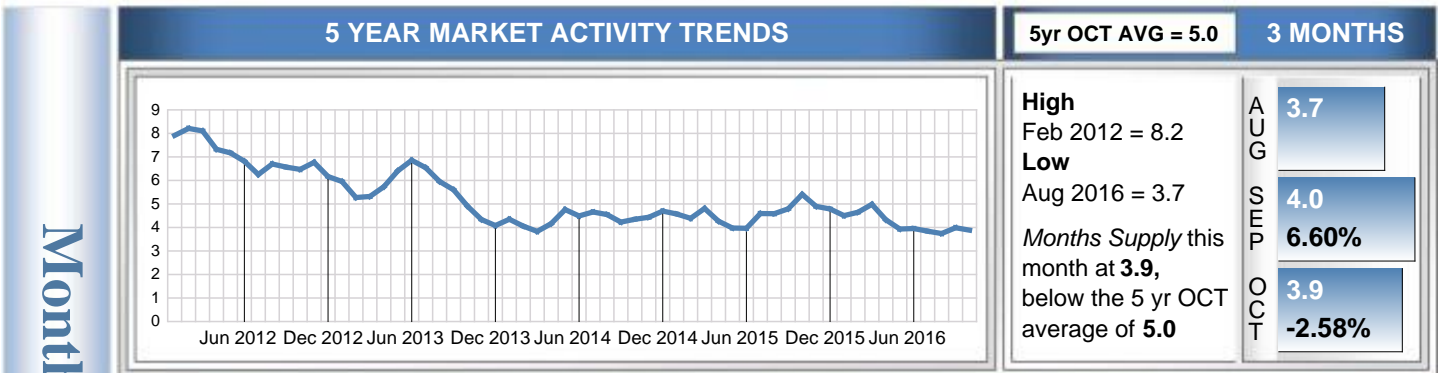
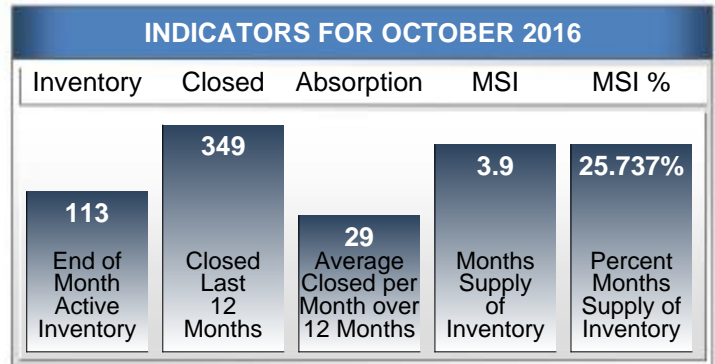
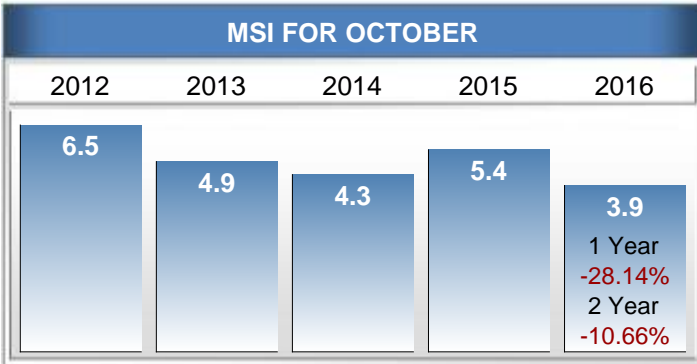
Active Inventory as of Nov 06, 2016



Months Supply of Inventory

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Months Supply

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

MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	12		10.62%	2.3	2.4	2.6	1.7	0.0
\$75,001 - \$100,000	10		8.85%	5.7	9.6	3.8	0.0	0.0
\$100,001 - \$150,000	15		13.27%	2.9	3.0	2.0	7.5	0.0
\$150,001 - \$200,000	30		26.55%	4.2	0.0	3.9	3.6	0.0
\$200,001 - \$250,000	20		17.70%	3.3	0.0	3.8	1.8	7.2
\$250,001 - \$275,000	9		7.96%	5.1	0.0	8.6	4.8	0.0
\$275,001 and up	17		15.04%	8.9	0.0	7.5	8.4	7.2
MSI:	3.9				4.3	3.6	4.1	5.6
Total Active Inventory:	113				14	63	28	8



Monthly Inventory Analysis

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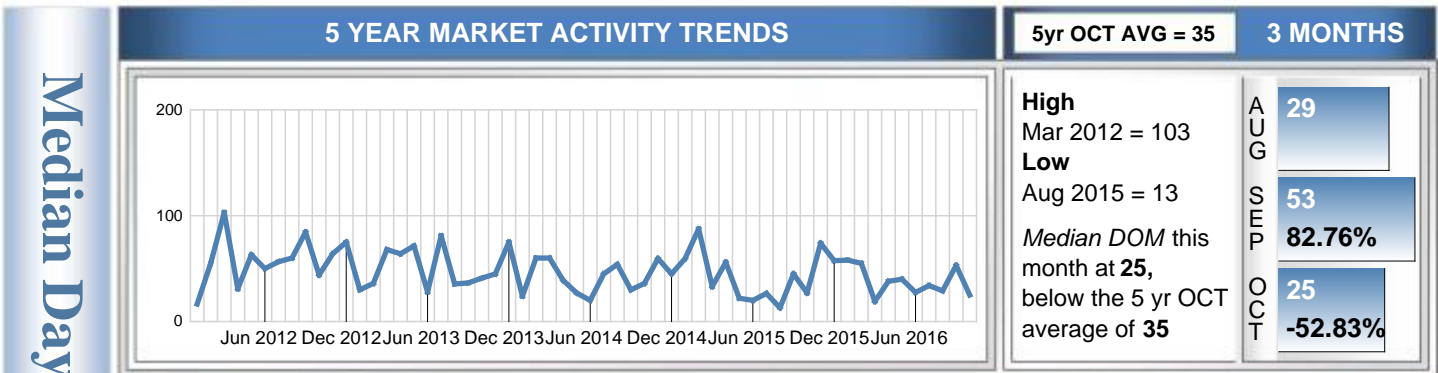
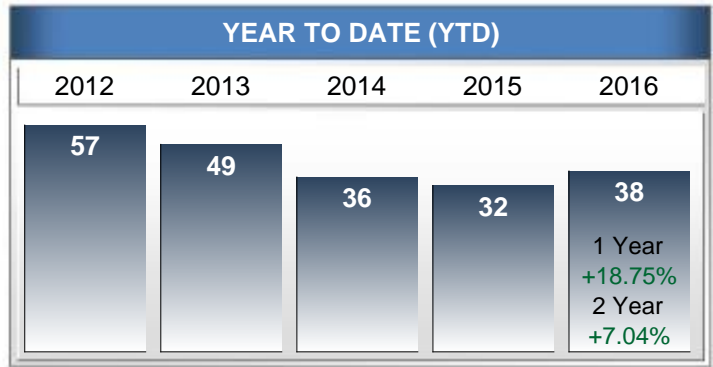
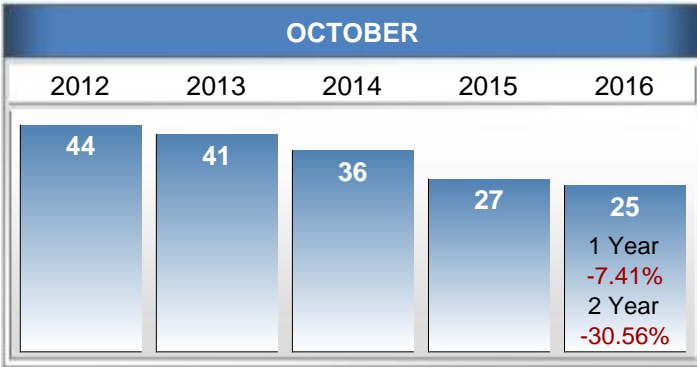
Closed Sales as of Nov 06, 2016



Median Days on Market to Sale

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - 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	2	8.33%	121.0	104.0	138.0	0.0	0.0
\$75,001 - \$100,000	3	12.50%	5.0	5.0	86.5	0.0	0.0
\$100,001 - \$125,000	2	8.33%	21.5	36.0	7.0	0.0	0.0
\$125,001 - \$175,000	7	29.17%	24.0	21.0	30.0	0.0	0.0
\$175,001 - \$250,000	4	16.67%	39.5	0.0	53.0	26.0	0.0
\$250,001 - \$275,000	3	12.50%	17.0	0.0	51.0	13.0	0.0
\$275,001 and up	3	12.50%	6.0	0.0	6.0	58.5	0.0
Median Closed DOM:	25.0			28.5	36.0	17.0	0.0
Total Closed Units:	24			4	15	5	
Total Closed Volume:	4,449,940			398.39K	2.35M	1.70M	0.00B



Monthly Inventory Analysis

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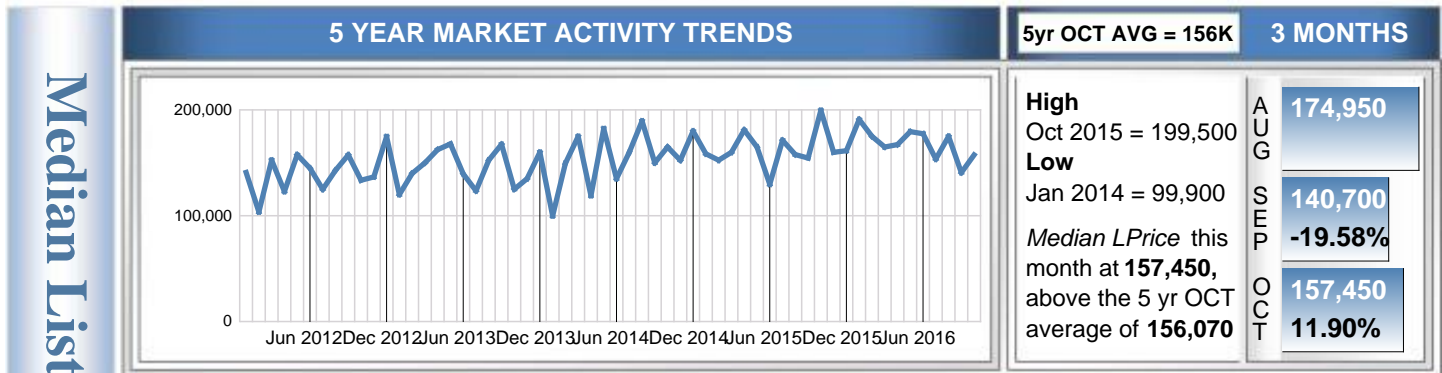
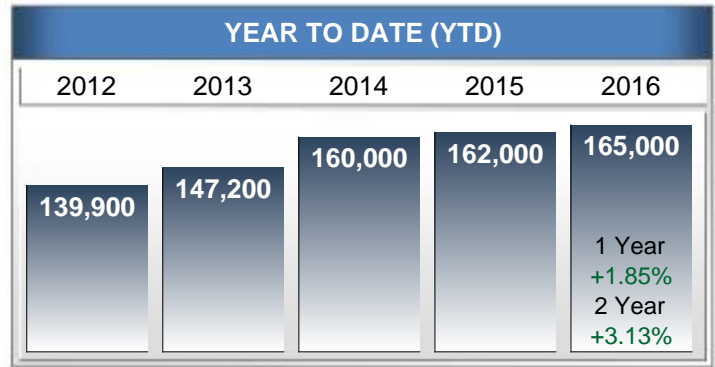
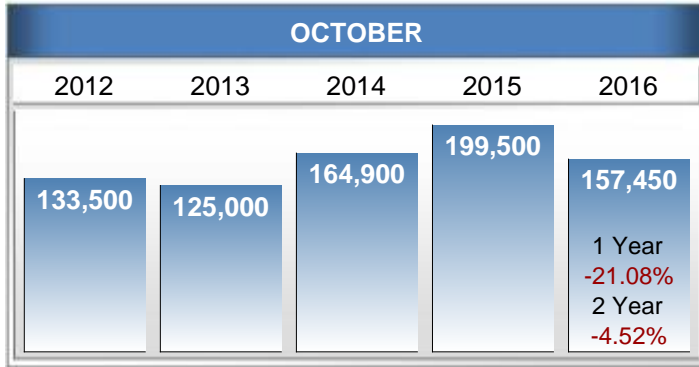
Closed Sales as of Nov 06, 2016



Median List Price at Closing

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

Ready to Buy or Sell Real Estate?
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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+
\$75,000 and less	3	12.50%	54,900	54,900	49,475	0	0
\$75,001 - \$100,000	3	12.50%	98,500	98,500	92,500	0	0
\$100,001 - \$125,000	1	4.17%	119,500	119,500	0	0	0
\$125,001 - \$175,000	7	29.17%	149,900	135,000	152,450	0	0
\$175,001 - \$250,000	3	12.50%	202,000	0	204,750	202,000	0
\$250,001 - \$275,000	4	16.67%	258,700	0	252,250	267,400	0
\$275,001 and up	3	12.50%	348,900	0	276,000	499,400	0
Median List Price:			\$157,450	\$109,000	\$155,000	\$269,900	\$0
Total Closed Units:			24	4	15	5	
Total List Volume:			4,511,950	407.90K	2.37M	1.74M	0.00B



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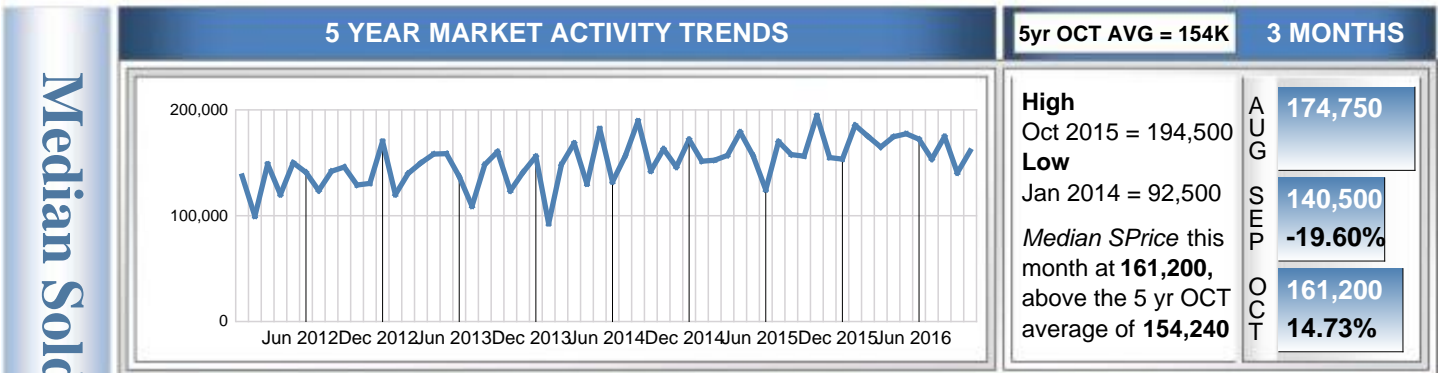
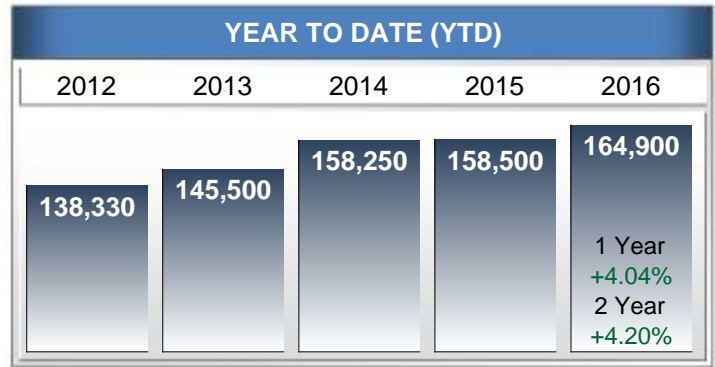
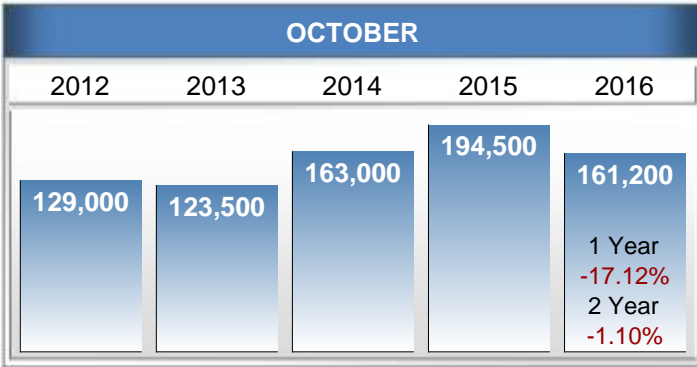
Closed Sales as of Nov 06, 2016



Median Sold Price at Closing

Report Produced on: Nov 07, 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Median Sold Price

Ready to Buy or Sell Real Estate?
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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	2		8.33%	38,520	51,990	25,050	0	0
\$75,001 - \$100,000	3		12.50%	83,000	91,900	80,250	0	0
\$100,001 - \$125,000	2		8.33%	110,750	119,500	102,000	0	0
\$125,001 - \$175,000	7		29.17%	135,000	135,000	143,950	0	0
\$175,001 - \$250,000	4		16.67%	205,000	0	220,000	190,000	0
\$250,001 - \$275,000	3		12.50%	258,500	0	252,000	261,450	0
\$275,001 and up	3		12.50%	350,000	0	282,900	492,500	0
Median Closed Price:		\$161,200			\$105,700	\$158,000	\$264,400	\$0
Total Closed Units:		24			4	15	5	
Total Closed Volume:		4,449,940			398.39K	2.35M	1.70M	0.00B



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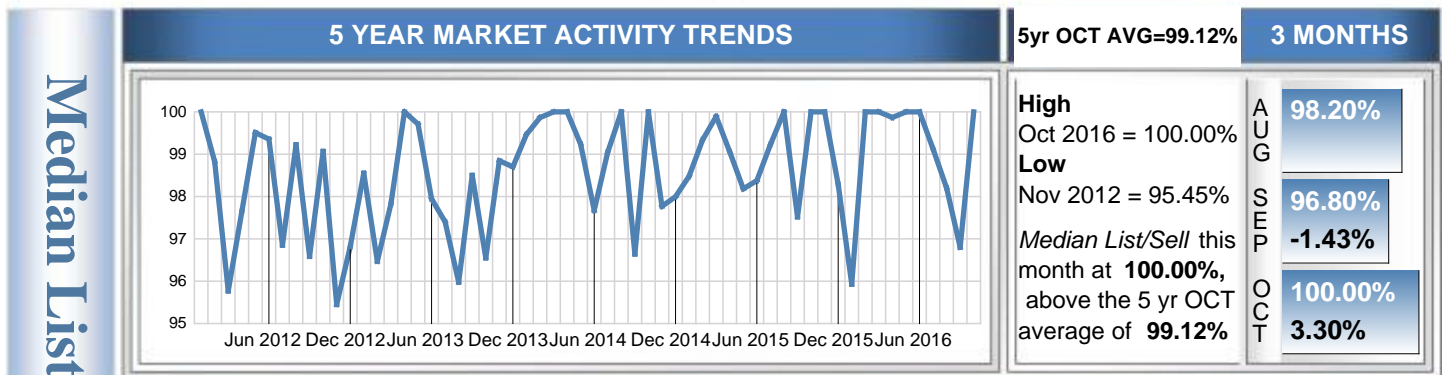
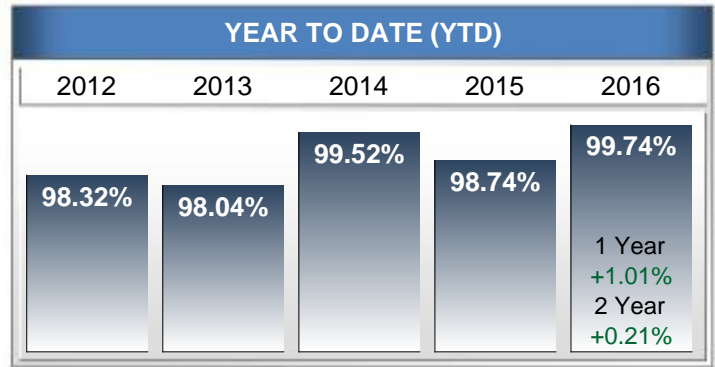
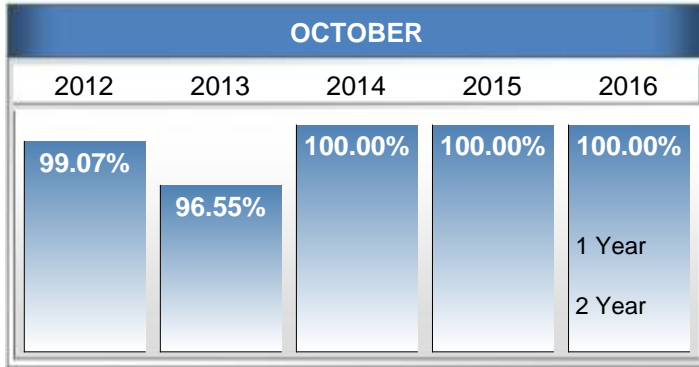
Closed Sales as of Nov 06, 2016



Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - 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+	
\$75,000 and less	2	8.33%	97.55%	94.70%	100.40%	0.00%	0.00%	
\$75,001 - \$100,000	3	12.50%	93.30%	93.30%	101.67%	0.00%	0.00%	
\$100,001 - \$125,000	2	8.33%	101.00%	100.00%	102.00%	0.00%	0.00%	
\$125,001 - \$175,000	7	29.17%	100.00%	100.00%	100.00%	0.00%	0.00%	
\$175,001 - \$250,000	4	16.67%	98.32%	0.00%	99.01%	94.06%	0.00%	
\$250,001 - \$275,000	3	12.50%	99.81%	0.00%	100.00%	97.79%	0.00%	
\$275,001 and up	3	12.50%	100.32%	0.00%	102.50%	99.01%	0.00%	
Median List/Sell Ratio:				100.00%	97.35%	100.00%	97.71%	0.00%
Total Closed Units:				24	4	15	5	
Total Closed Volume:				4,449,940	398.39K	2.35M	1.70M	0.00B

Median List/Sell Price

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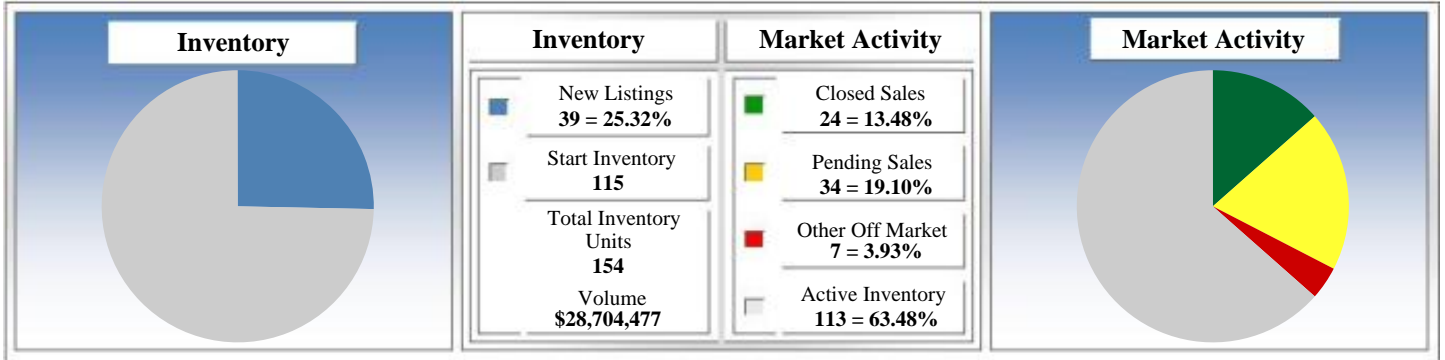
Inventory as of Nov 06, 2016



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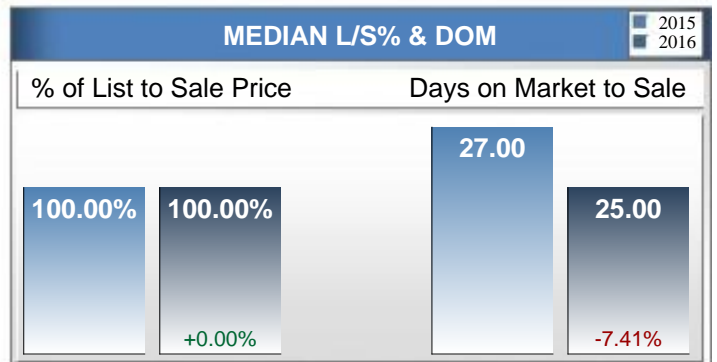
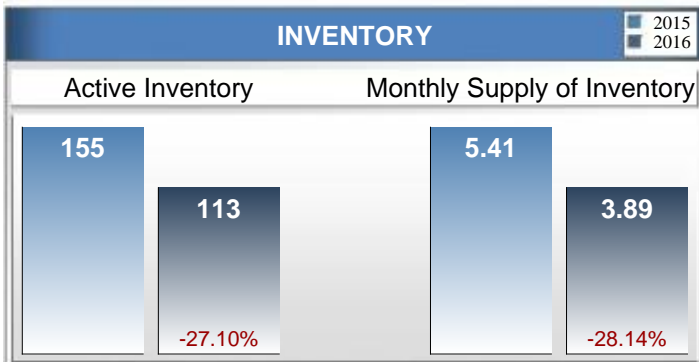
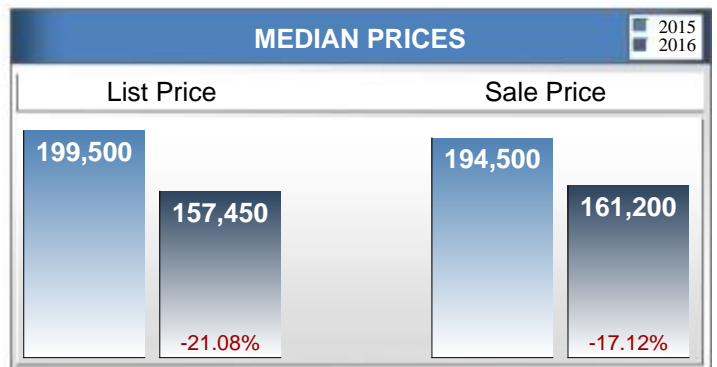
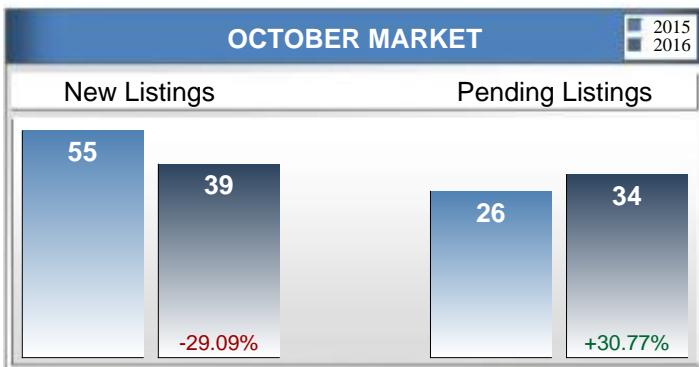


Absorption: Last 12 months, an Average of 29 Sales/Month

Active Inventory as of October 31, 2016 = 113

Closed Sales
 Pending Sales
 New Listings
 Median List Price
 Median Sale Price
 Median Percent of List Price to Selling Price
 Median Days on Market to Sale
 Monthly Inventory
 Months Supply of Inventory

	OCTOBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	21	24	14.29%	295	293	-0.68%
Pending Sales	26	34	30.77%	308	320	3.90%
New Listings	55	39	-29.09%	459	431	-6.10%
Median List Price	199,500	157,450	-21.08%	162,000	165,000	1.85%
Median Sale Price	194,500	161,200	-17.12%	158,500	164,900	4.04%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%	98.74%	99.74%	1.01%
Median Days on Market to Sale	27.00	25.00	-7.41%	32.00	38.00	18.75%
Monthly Inventory	155	113	-27.10%	155	113	-27.10%
Months Supply of Inventory	5.41	3.89	-28.14%	5.41	3.89	-28.14%





October 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

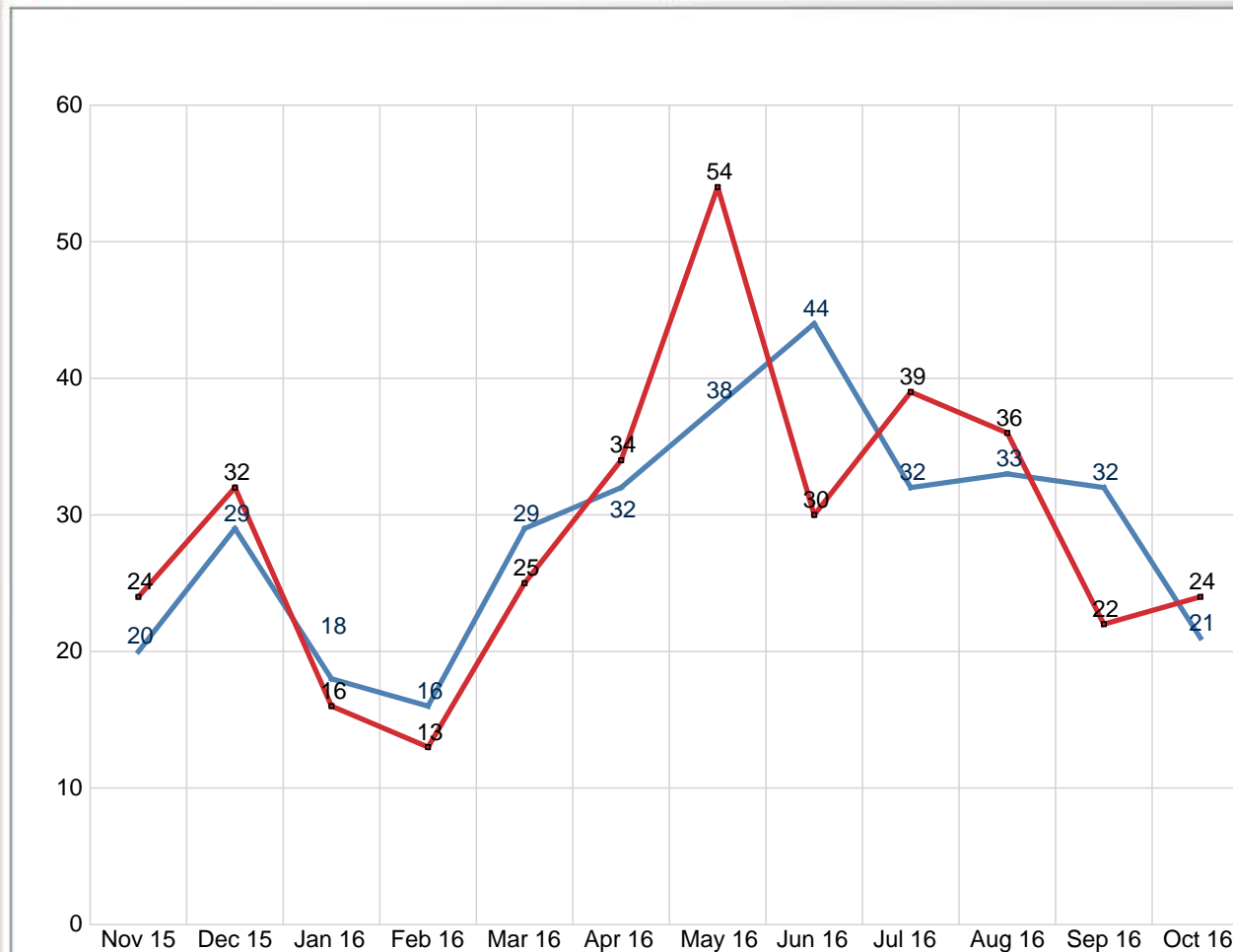
Report Produced on: Nov 07, 2016

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
21	24
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 14.29%	

YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
295	293
<div style="color: red; font-weight: bold; font-size: 1.2em;">↓</div> -0.68%	

12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
344	349
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> 1.45%	



October 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

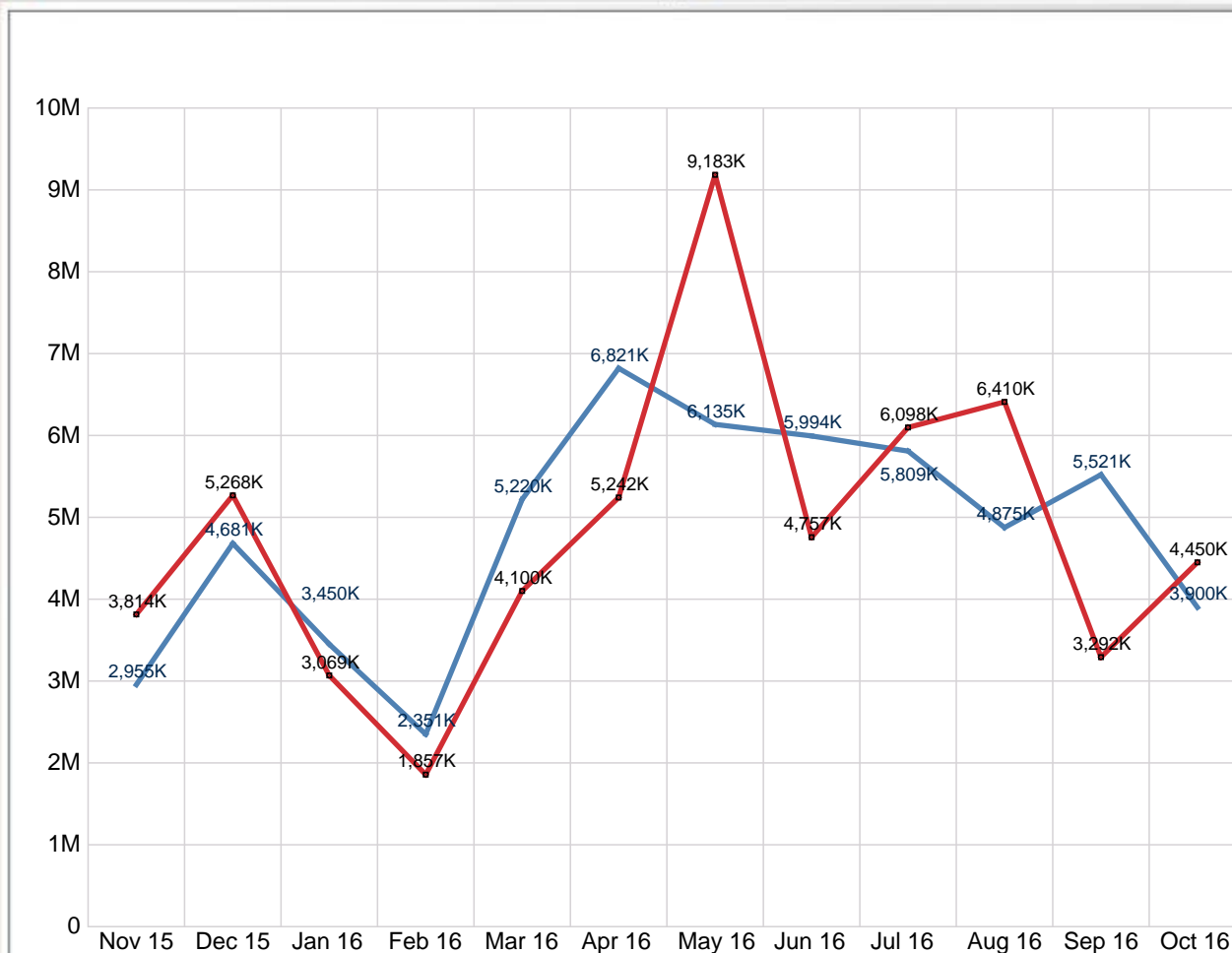
Report Produced on: Nov 07, 2016

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Market Trends

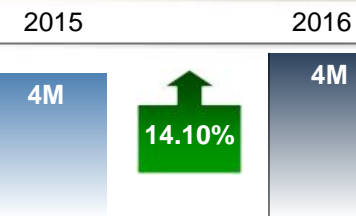
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■ November 2015 - October 2016 (Current Year with Values)
 ■ November 2014 - October 2015 (Previous Year)

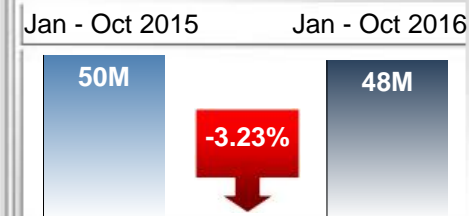


Comparative Analysis

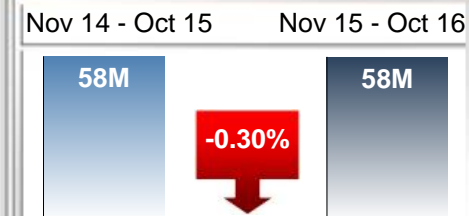
OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

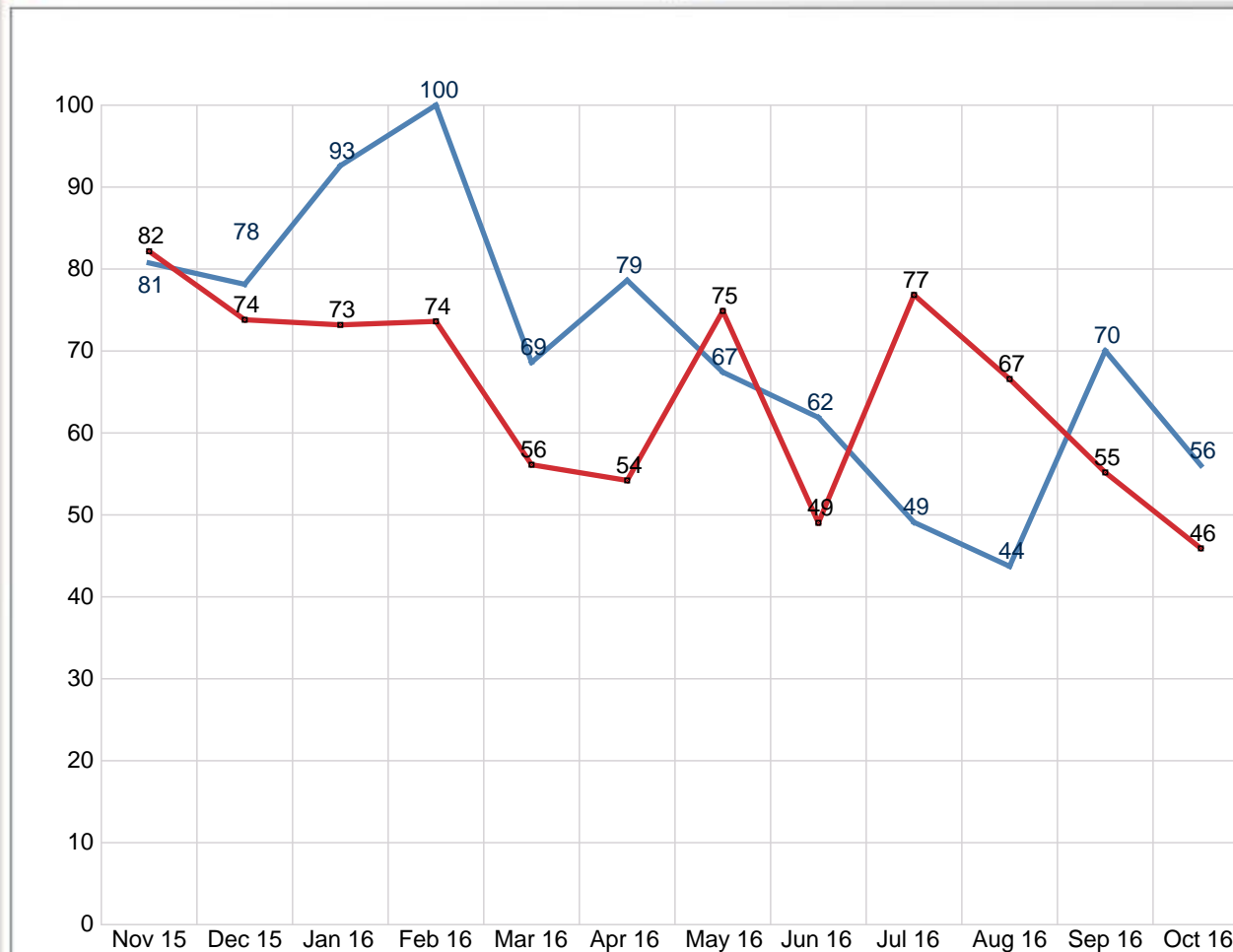
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Nov 07, 2016

Market Trends

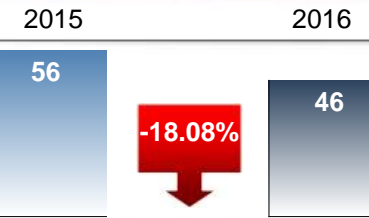
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■ November 2015 - October 2016 (Current Year with Values)
 ■ November 2014 - October 2015 (Previous Year)

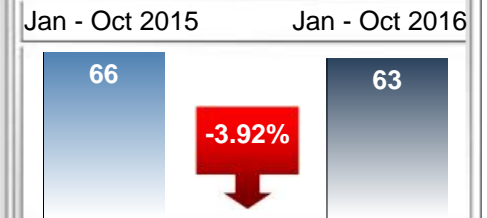


Comparative Analysis

OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

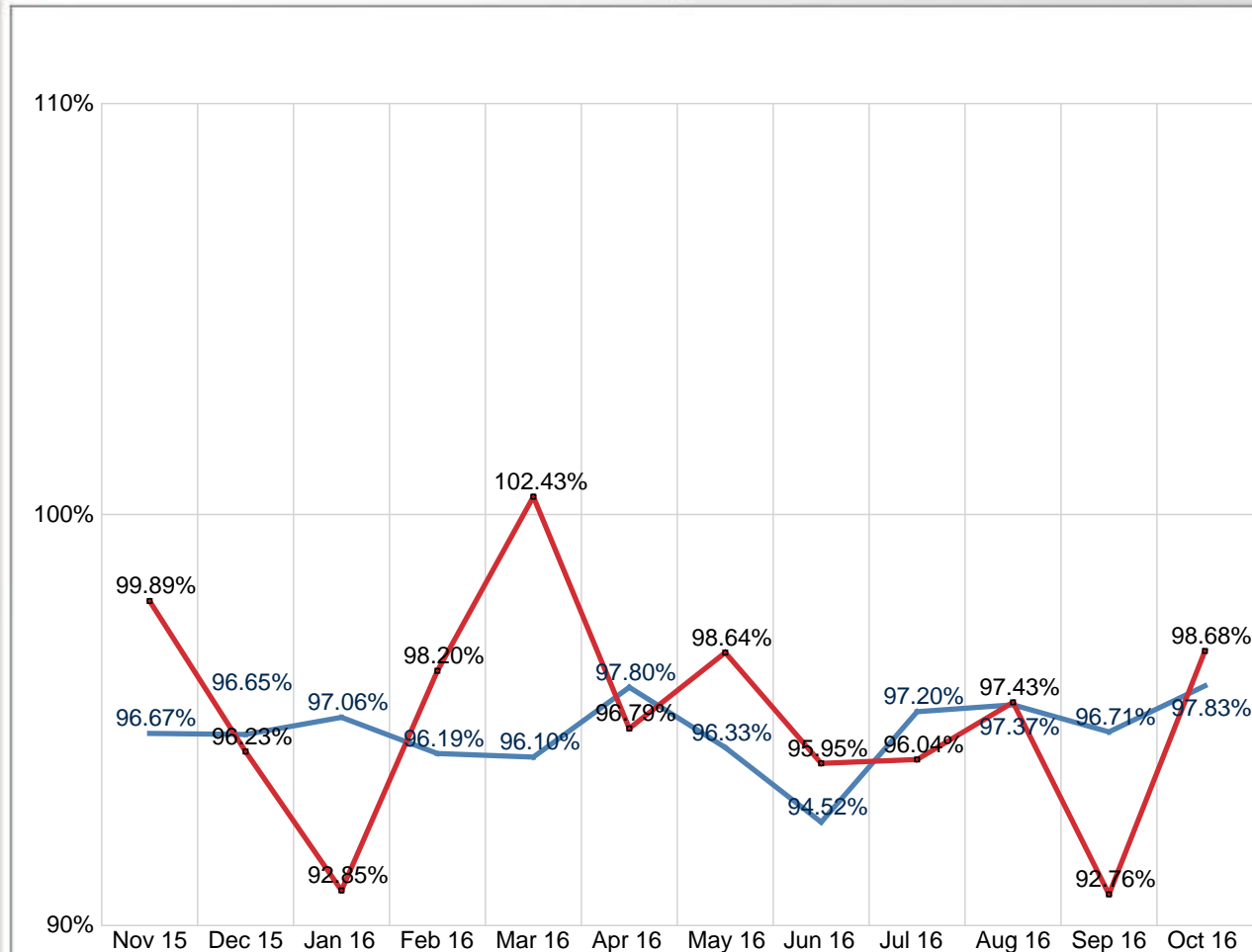
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Market Trends

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Comparative Analysis

OCTOBER

2015	2016
97.83%	98.68%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 0.87%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
96.59%	97.21%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 0.63%</div>	

12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
96.60%	97.30%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 0.72%</div>	



October 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

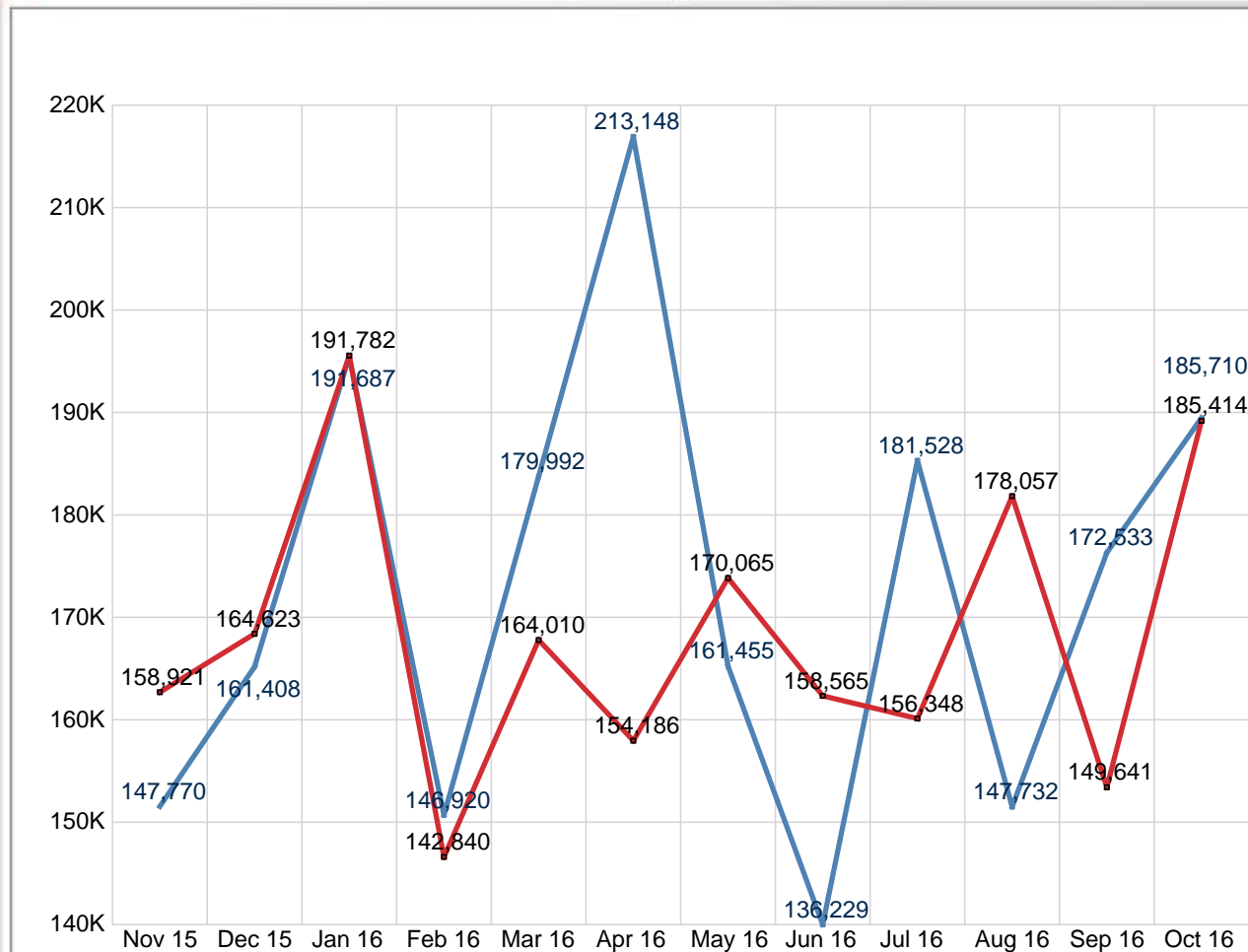
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Comparative Analysis

OCTOBER

2015	2016
185,710	185,414
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.16%</div> 	

YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
169,749	165,386
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.57%</div> 	

12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
167,768	164,872
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.73%</div> 	