



# October 2016

Area Delimited by City Of Edmond -  
Residential Property Type

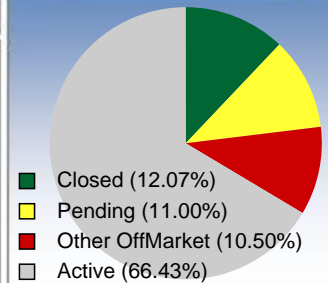


**Absorption:** Last 12 months, an Average of **317** Sales/Month

**Active Inventory** as of October 31, 2016 = **1,607**

	OCTOBER		
	2015	2016	+/- %
Closed Listings	293	292	-0.34%
Pending Listings	269	266	-1.12%
New Listings	525	472	-10.10%
Median List Price	250,000	237,450	-5.02%
Median Sale Price	249,900	230,450	-7.78%
Median Percent of List Price to Selling Price	98.81%	98.75%	-0.07%
Median Days on Market to Sale	30.00	35.00	16.67%
End of Month Inventory	1,479	1,607	8.65%
Months Supply of Inventory	4.40	5.07	15.25%

## 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) Increases

The total housing inventory at the end of October 2016 rose **8.65%** to 1,607 existing homes available for sale. Over the last 12 months this area has had an average of 317 closed sales per month. This represents an unsold inventory index of **5.07** 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 **7.78%** in October 2016 to \$230,450 versus the previous year at \$249,900.

### Median Days on Market Lengthens

The median number of **35.00** days that homes spent on the market before selling increased by 5.00 days or **16.67%** in October 2016 compared to last year's same month at **30.00** DOM.

### Sales Success for October 2016 is Positive

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

There were 472 New Listings in October 2016, down **10.10%** from last year at 525. Furthermore, there were 292 Closed Listings this month versus last year at 293, a **-0.34%** decrease.

Closed versus Listed trends yielded a **61.9%** ratio, up from last year's October 2016 at **55.8%**, a **10.85%** 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®

## October 2016

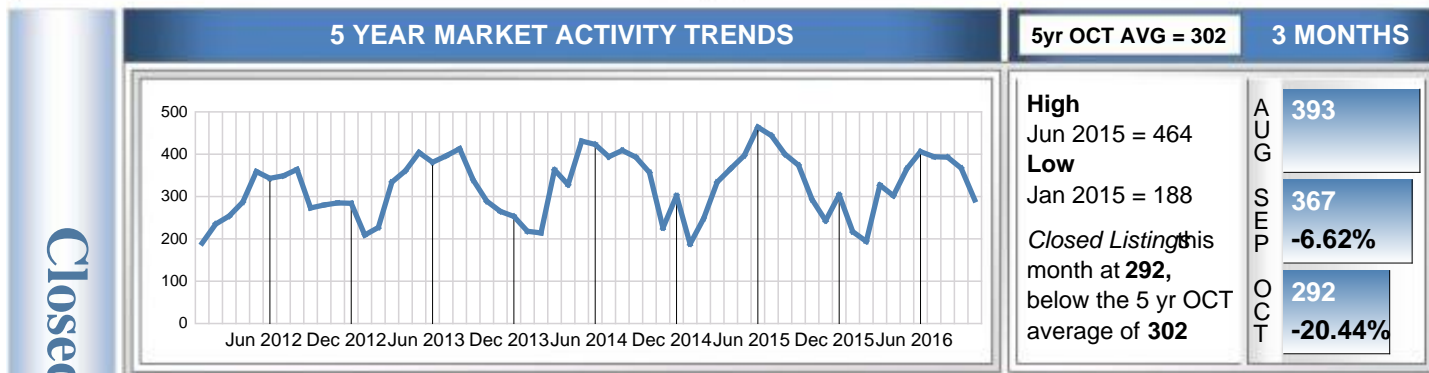
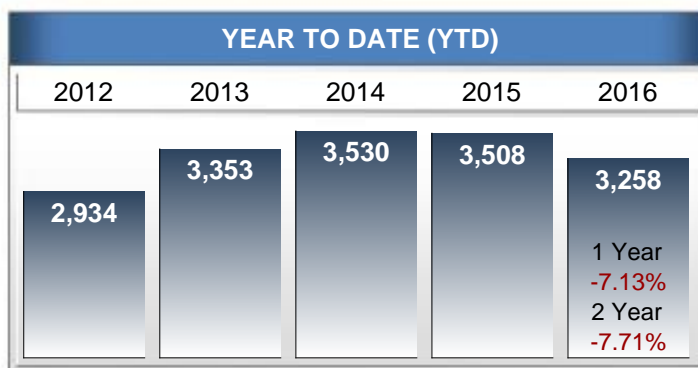
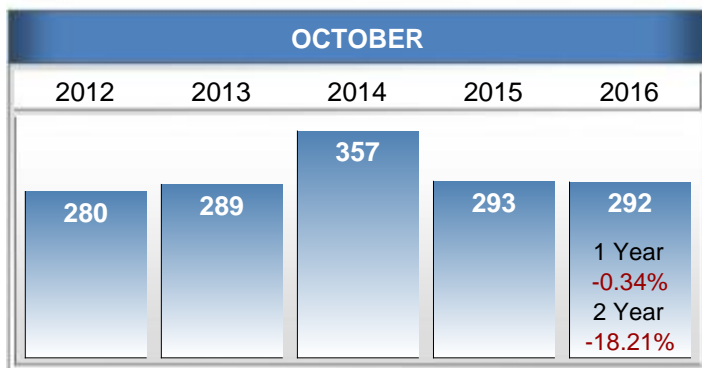
Closed Sales as of Nov 06, 2016



### Closed Listings

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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

#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$125,000 and less	16	5.48%	9.5	2	13	1	0		
\$125,001 - \$150,000	33	11.30%	25.0	3	29	1	0		
\$150,001 - \$175,000	38	13.01%	17.0	1	32	5	0		
\$175,001 - \$250,000	81	27.74%	32.0	1	47	30	3		
\$250,001 - \$325,000	55	18.84%	55.0	0	26	29	0		
\$325,001 - \$425,000	38	13.01%	63.0	0	9	26	3		
\$425,001 and up	31	10.62%	72.0	0	5	18	8		
Total Closed Units:				292	35.0	7	161	110	14
Total Closed Volume:				77,589,832		961.70K	34.11M	35.77M	6.74M
Median Closed Price:				\$230,450		\$135,000	\$186,000	\$281,175	\$499,950



# Monthly Inventory Analysis

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

## October 2016

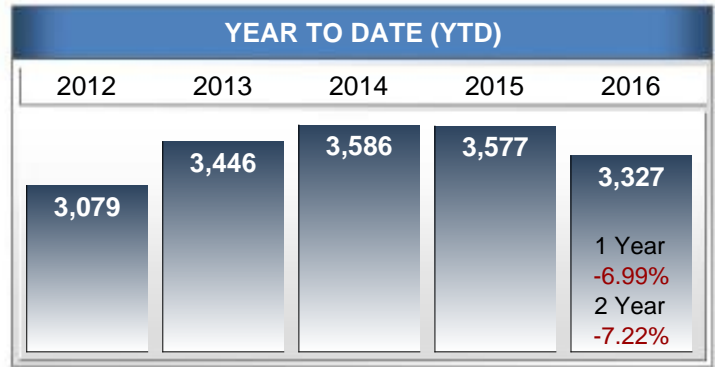
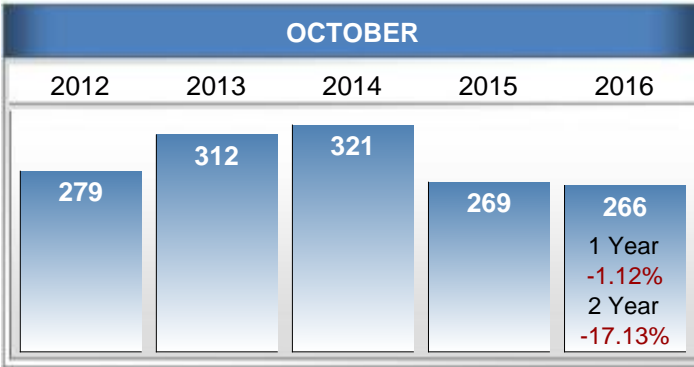
Pending Listings as of Nov 06, 2016



### Pending Listings

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



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



**5yr OCT AVG = 289**      **3 MONTHS**

**High**  
Apr 2015 = 446

**Low**  
Dec 2015 = 185

Pending Listing this month at **266**, below the 5 yr OCT average of **289**

Month	Value	% Change
AUG	365	
SEP	279	<b>-23.56%</b>
OCT	266	<b>-4.66%</b>

#### 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	14	5.26%	11.0	4	9	1	0
\$125,001 - \$150,000	25	9.40%	22.0	1	21	3	0
\$150,001 - \$200,000	55	20.68%	19.0	0	44	11	0
\$200,001 - \$275,000	64	24.06%	41.5	3	31	30	0
\$275,001 - \$350,000	46	17.29%	63.0	2	17	23	4
\$350,001 - \$475,000	34	12.78%	90.5	0	8	24	2
\$475,001 and up	28	10.53%	69.0	0	3	17	8
<b>Total Pending Units:</b>	<b>266</b>		<b>45.0</b>	<b>10</b>	<b>133</b>	<b>109</b>	<b>14</b>
<b>Total Pending Volume:</b>	<b>76,402,134</b>			<b>1.86M</b>	<b>28.97M</b>	<b>37.69M</b>	<b>7.87M</b>
<b>Median Listing Price:</b>	<b>\$237,450</b>			<b>\$191,425</b>	<b>\$185,000</b>	<b>\$299,900</b>	<b>\$557,106</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

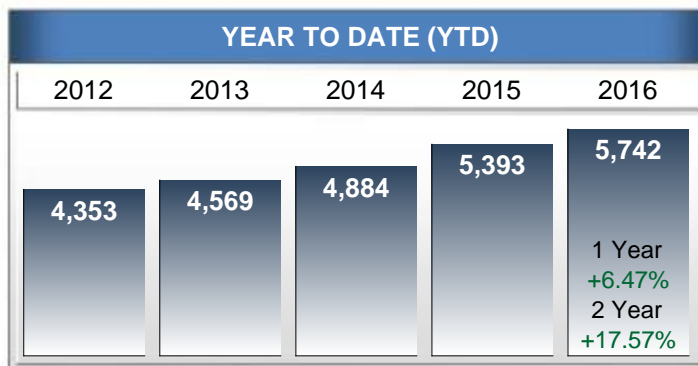
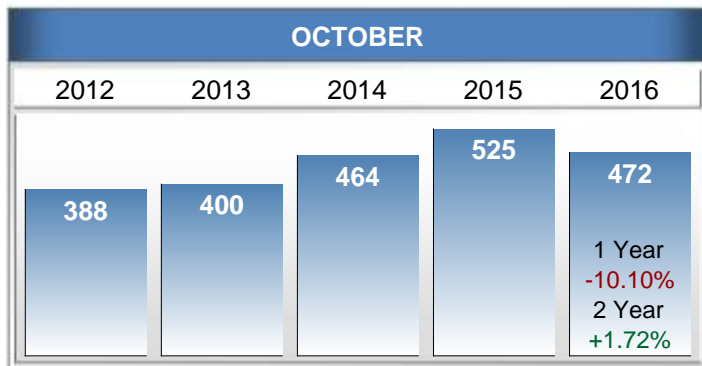
New Listings as of Nov 06, 2016



### New Listings

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



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



**5yr OCT AVG = 450**      **3 MONTHS**

**High**  
Jun 2016 = 666

**Low**  
Dec 2013 = 249

*New Listings* this month at **472**, above the 5 yr OCT average of **450**

AUG	576
SEP	448
OCT	472
<b>-22.22%</b>	
<b>5.36%</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	25	5.30%	8	16	1	0
\$125,001 - \$150,000	33	6.99%	3	27	3	0
\$150,001 - \$200,000	97	20.55%	3	78	16	0
\$200,001 - \$300,000	126	26.69%	8	58	56	4
\$300,001 - \$350,000	66	13.98%	2	22	40	2
\$350,001 - \$500,000	76	16.10%	4	22	45	5
\$500,001 and up	49	10.38%	0	8	27	14
Total New Listed Units:			28	231	188	25
Total New Listed Volume:			6.00M	55.80M	70.70M	14.66M
Median New Listed Listing Price:			\$199,446	\$199,500	\$325,650	\$549,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

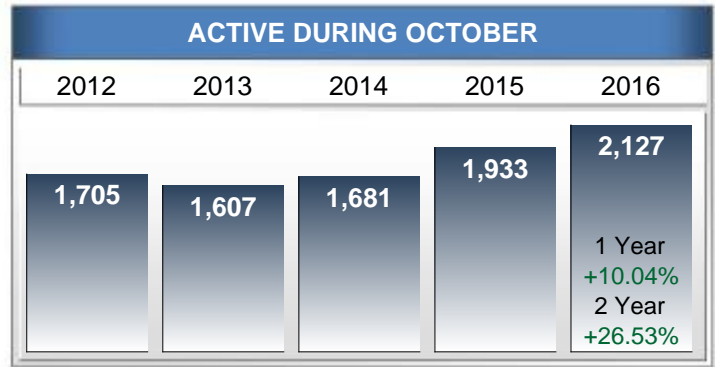
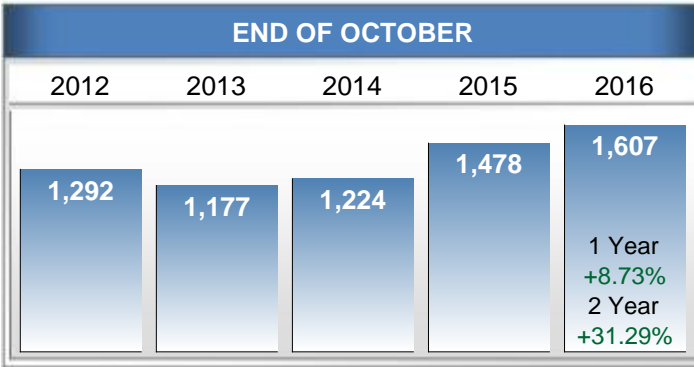
Active Inventory as of Nov 06, 2016



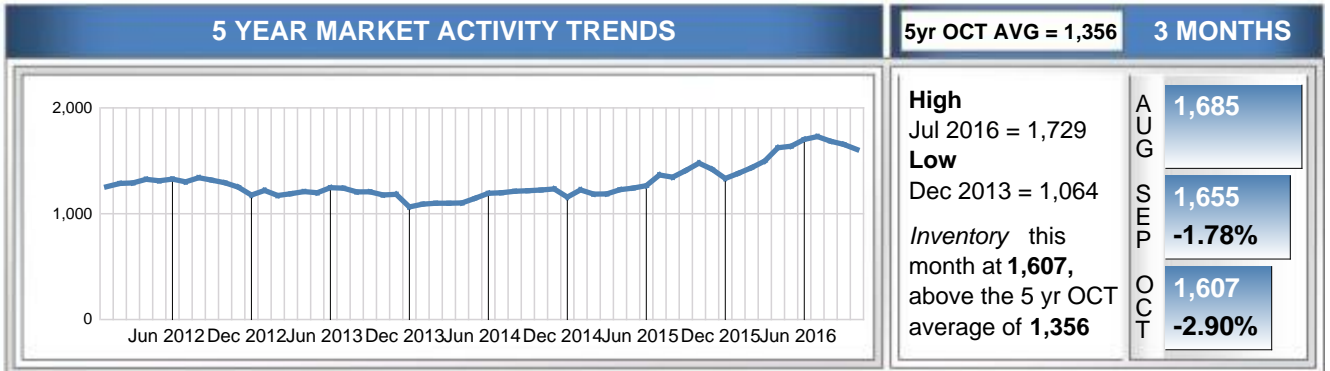
### Active Inventory

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory



#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$150,000 and less	91	5.66%	47.0	18	69	4	0		
\$150,001 - \$200,000	202	12.57%	50.0	6	149	47	0		
\$200,001 - \$250,000	225	14.00%	75.0	6	122	95	2		
\$250,001 - \$350,000	468	29.12%	80.5	13	199	232	24		
\$350,001 - \$450,000	254	15.81%	82.0	8	77	153	16		
\$450,001 - \$625,000	201	12.51%	102.0	4	30	136	31		
\$625,001 and up	166	10.33%	110.0	1	20	87	58		
Total Active Inventory by Units:				1,607	78.0	56	666	754	131
Total Active Inventory by Volume:				622,931,178		14.41M	195.39M	316.68M	96.45M
Median Active Inventory Listing Price:				\$306,700		\$232,000	\$249,900	\$350,000	\$574,900

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

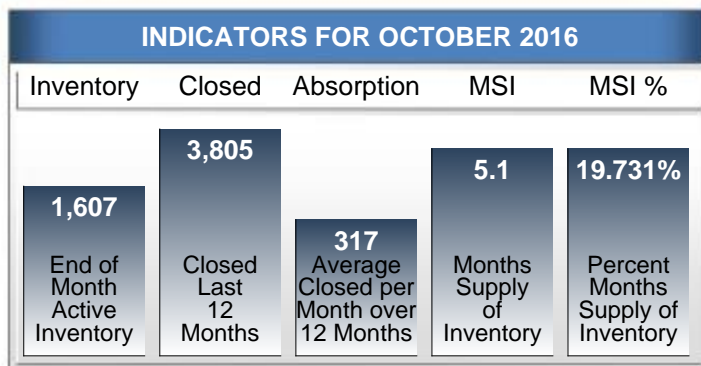
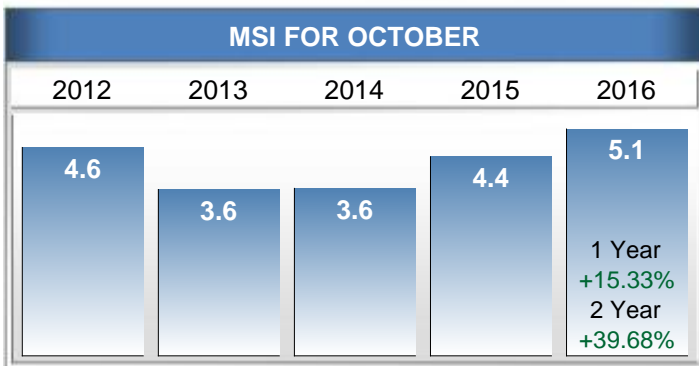
Active Inventory as of Nov 06, 2016



### Months Supply of Inventory

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



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



**5yr OCT AVG = 4.3**     **3 MONTHS**

**High**  
Jul 2016 = 5.4  
**Low**  
Dec 2013 = 3.3

Months Supply this month at **5.1**, above the 5 yr OCT average of **4.3**

AUG	5.3
SEP	5.2
OCT	5.1
	-1.60%
	-2.87%

#### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	91		5.66%	1.8	2.4	1.7	1.5	0.0
\$150,001 - \$200,000	202		12.57%	2.7	3.1	2.6	3.0	0.0
\$200,001 - \$250,000	225		14.00%	4.1	3.0	4.7	3.6	6.0
\$250,001 - \$350,000	468		29.12%	6.4	9.8	7.8	5.2	11.1
\$350,001 - \$450,000	254		15.81%	7.5	19.2	10.2	6.6	5.6
\$450,001 - \$625,000	201		12.51%	10.4	24.0	16.4	10.0	8.7
\$625,001 and up	166		10.33%	17.6	0.0	60.0	17.1	14.5
MSI:		5.1			4.2	4.2	5.7	9.7
Total Active Inventory:		1,607			56	666	754	131



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

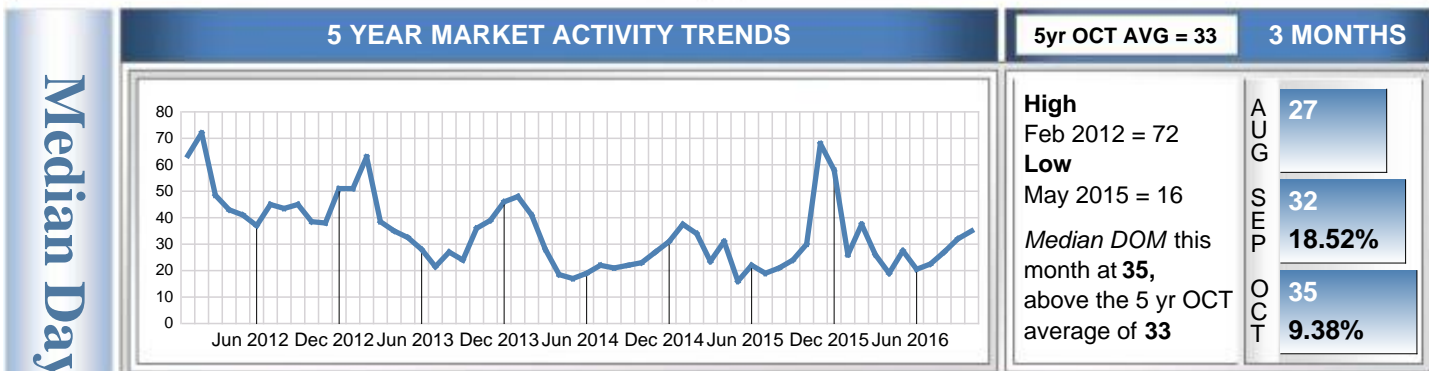
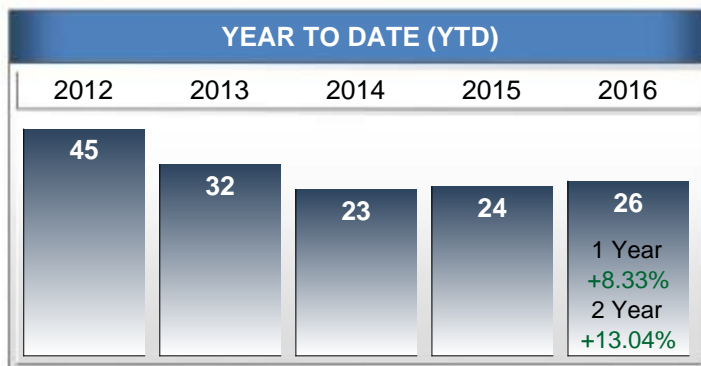
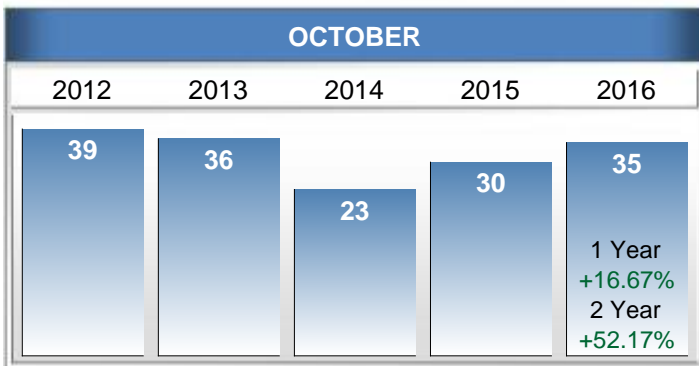
Closed Sales as of Nov 06, 2016



### Median Days on Market to Sale

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median Days on Market

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

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

Distribution of Median Days on Market to Sale by Price Range				%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	16	5.48%	9.5	33.0	10.0	6.0	0.0		
\$125,001 - \$150,000	33	11.30%	25.0	2.0	25.0	31.0	0.0		
\$150,001 - \$175,000	38	13.01%	17.0	45.0	15.0	19.0	0.0		
\$175,001 - \$250,000	81	27.74%	32.0	2.0	59.0	20.5	32.0		
\$250,001 - \$325,000	55	18.84%	55.0	0.0	60.0	46.0	0.0		
\$325,001 - \$425,000	38	13.01%	63.0	0.0	71.0	53.5	68.0		
\$425,001 and up	31	10.62%	72.0	0.0	13.0	104.5	69.5		
Median Closed DOM:	35.0			5.0	30.0	42.0	44.5		
Total Closed Units:	292			7	161	110	14		
Total Closed Volume:	77,589,832			961.70K	34.11M	35.77M	6.74M		



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

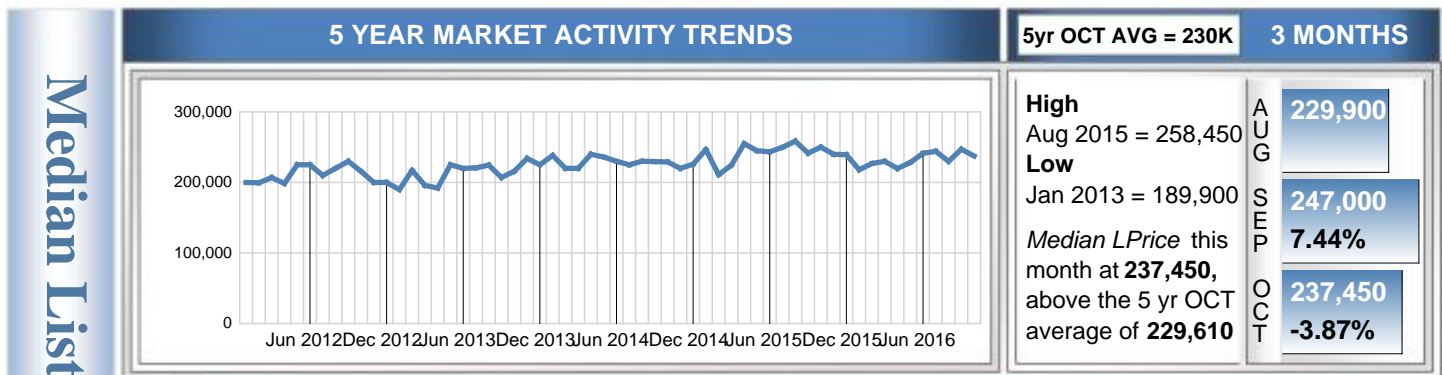
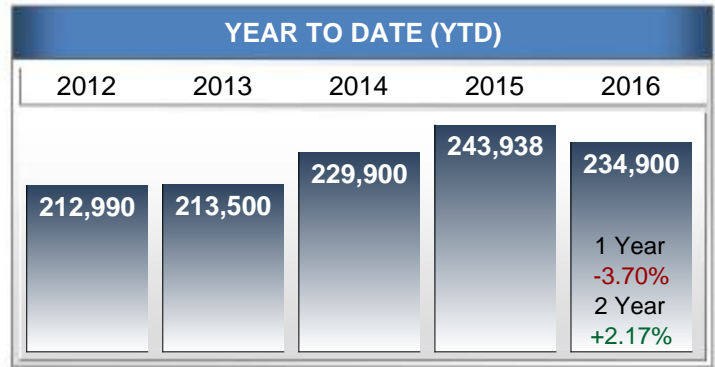
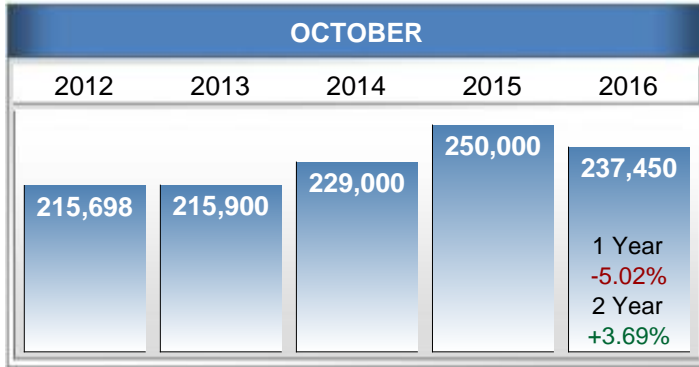
Closed Sales as of Nov 06, 2016



### Median List Price at Closing

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median List Price

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

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

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	16		5.48%	108,750	111,000	104,950	107,500	0
\$125,001 - \$150,000	30		10.27%	142,700	142,753	142,700	0	0
\$150,001 - \$175,000	35		11.99%	163,900	175,000	162,500	169,900	0
\$175,001 - \$250,000	82		28.08%	207,200	239,900	202,500	225,000	192,000
\$250,001 - \$325,000	59		20.21%	282,400	0	289,900	279,000	324,990
\$325,001 - \$425,000	36		12.33%	372,250	0	354,950	379,500	365,248
\$425,001 and up	34		11.64%	540,900	0	517,500	530,000	557,106
Median List Price:		\$237,450			\$140,505	\$189,900	\$285,506	\$506,900
Total Closed Units:		292			7	161	110	14
Total List Volume:		79,619,400			986.31K	34.88M	36.71M	7.03M





# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

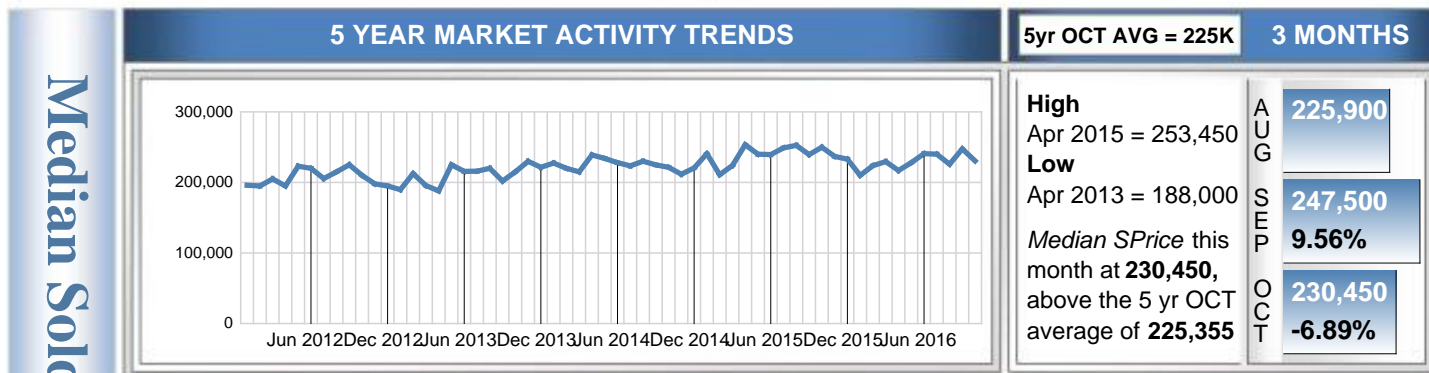
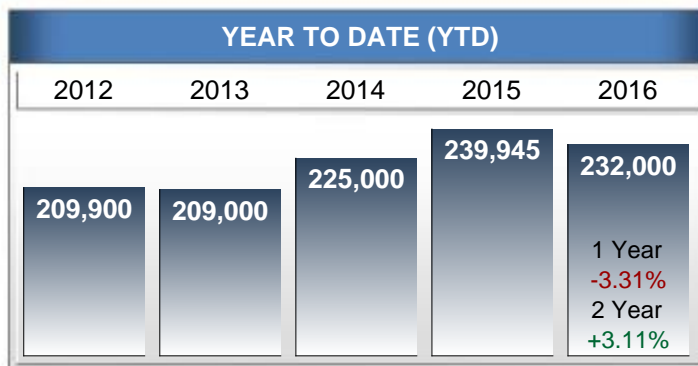
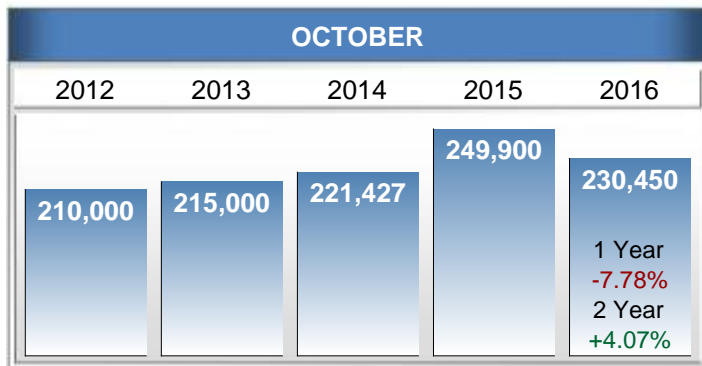
Closed Sales as of Nov 06, 2016



### Median Sold Price at Closing

Report Produced on: Nov 07, 2016

Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

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

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

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	16		5.48%	100,570	70,820	110,000	99,000	0
\$125,001 - \$150,000	33		11.30%	139,000	135,000	139,900	150,000	0
\$150,001 - \$175,000	38		13.01%	163,000	175,000	163,000	163,000	0
\$175,001 - \$250,000	81		27.74%	206,699	239,900	203,000	227,000	190,000
\$250,001 - \$325,000	55		18.84%	280,000	0	290,950	275,000	0
\$325,001 - \$425,000	38		13.01%	372,250	0	385,000	374,750	355,496
\$425,001 and up	31		10.62%	543,900	0	552,000	509,700	559,534
Median Closed Price:	\$230,450				\$135,000	\$186,000	\$281,175	\$499,950
Total Closed Units:	292				7	161	110	14
Total Closed Volume:	77,589,832				961.70K	34.11M	35.77M	6.74M



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## October 2016

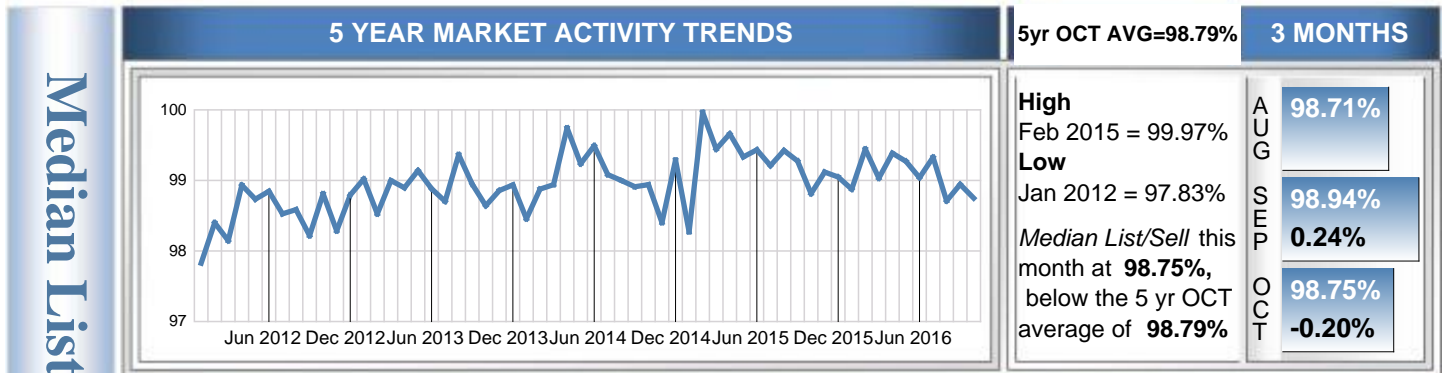
Closed Sales as of Nov 06, 2016



### Median Percent of List Price to Selling Price

Report Produced on: Nov 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	16	5.48%	97.14%	85.86%	99.18%	92.09%	0.00%
\$125,001 - \$150,000	33	11.30%	97.18%	98.58%	97.18%	96.77%	0.00%
\$150,001 - \$175,000	38	13.01%	97.37%	100.00%	97.14%	100.00%	0.00%
\$175,001 - \$250,000	81	27.74%	100.00%	100.00%	100.00%	100.00%	97.40%
\$250,001 - \$325,000	55	18.84%	99.20%	0.00%	100.00%	98.59%	0.00%
\$325,001 - \$425,000	38	13.01%	98.77%	0.00%	96.71%	98.90%	100.00%
\$425,001 and up	31	10.62%	96.67%	0.00%	97.83%	95.81%	97.85%
Median List/Sell Ratio:	98.75%			98.58%	98.63%	98.85%	99.20%
Total Closed Units:	292			7	161	110	14
Total Closed Volume:	77,589,832			961.70K	34.11M	35.77M	6.74M

Median List/Sell Price

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

Inventory as of Nov 06, 2016



### Market Summary

Report Produced on: Nov 07, 2016

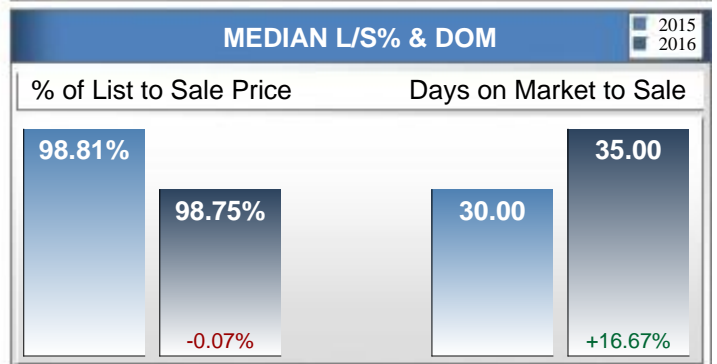
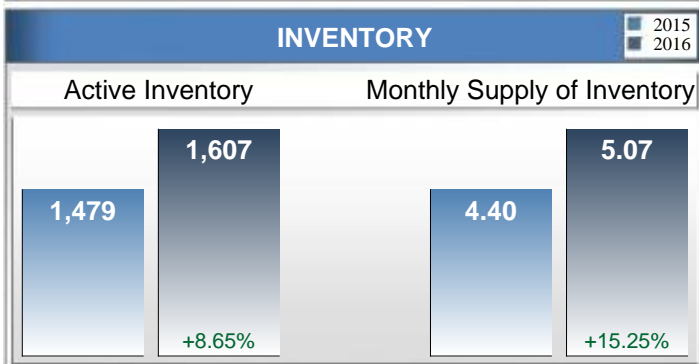
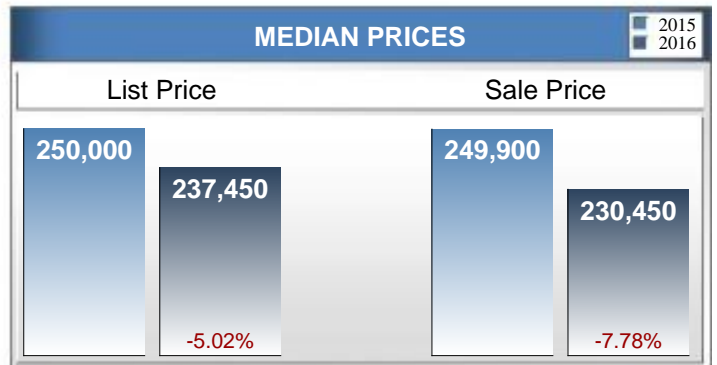
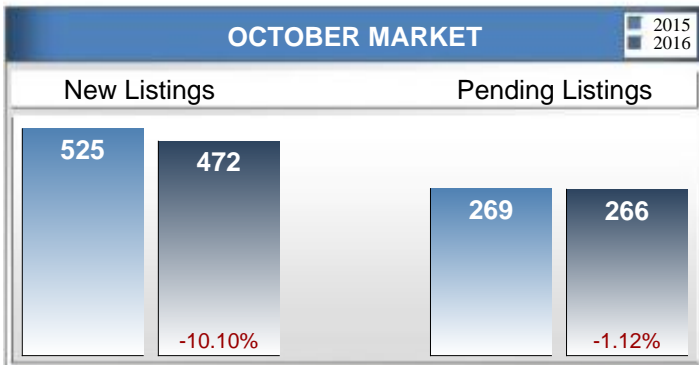
Area Delimited by City Of Edmond - Residential Property Type



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

**Active Inventory** as of October 31, 2016 = 1,607

	OCTOBER			Year To Date		
	2015	2016	+/- %	2015	2016	+/- %
Closed Sales	293	292	-0.34%	3,508	3,258	-7.13%
Pending Sales	269	266	-1.12%	3,577	3,327	-6.99%
New Listings	525	472	-10.10%	5,393	5,742	6.47%
Median List Price	250,000	237,450	-5.02%	243,938	234,900	-3.70%
Median Sale Price	249,900	230,450	-7.78%	239,945	232,000	-3.31%
Median Percent of List Price to Selling Price	98.81%	98.75%	-0.07%	99.31%	99.09%	-0.22%
Median Days on Market to Sale	30.00	35.00	16.67%	24.00	26.00	8.33%
Monthly Inventory	1,479	1,607	8.65%	1,479	1,607	8.65%
Months Supply of Inventory	4.40	5.07	15.25%	4.40	5.07	15.25%





# October 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Units

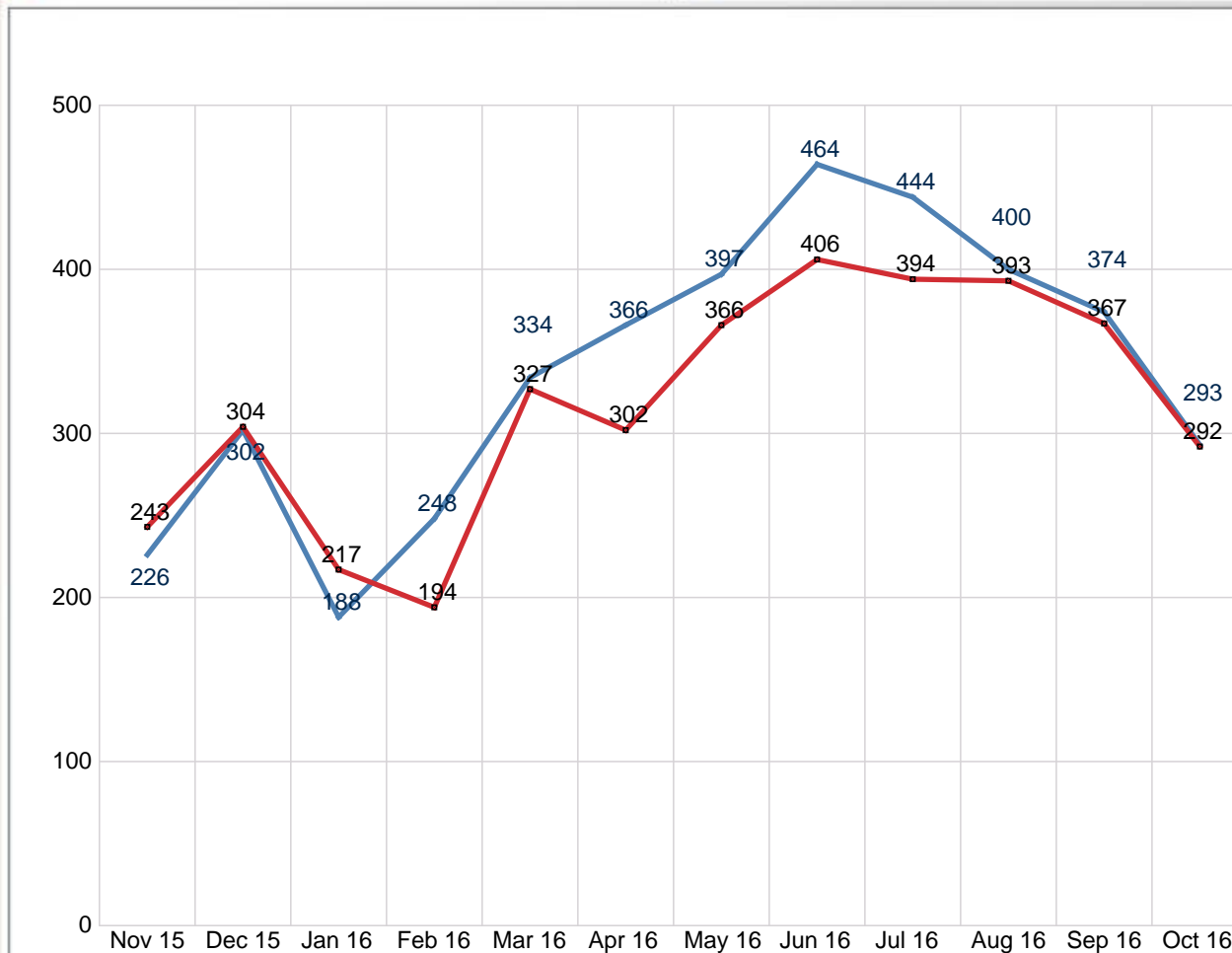
Report Produced on: Nov 07, 2016

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
293	292
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.34%</div> 	

#### YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
3,508	3,258
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.13%</div> 	

#### 12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
4,036	3,805
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-5.72%</div> 	



# October 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Volume

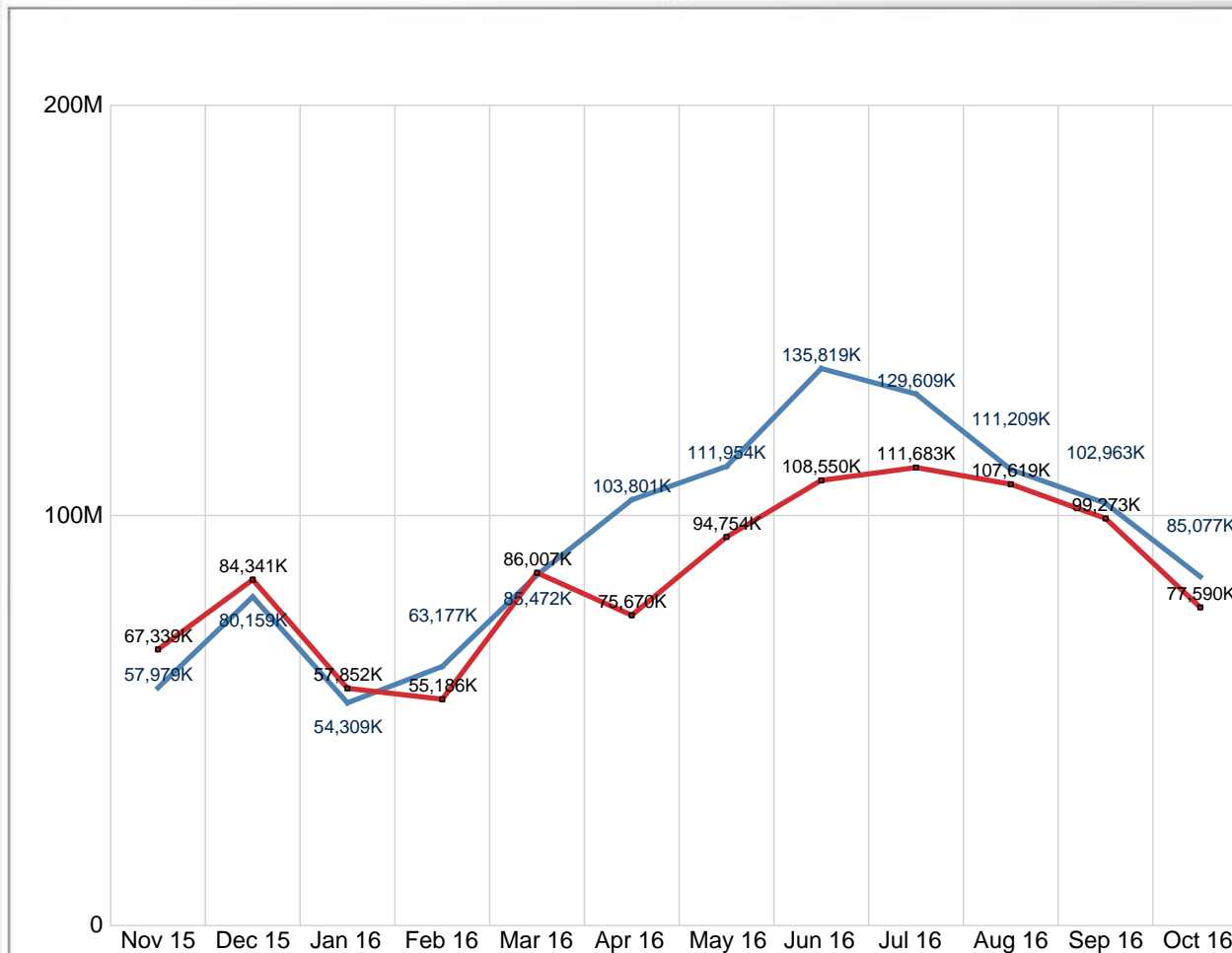
Report Produced on: Nov 07, 2016

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
85M	78M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.80%</div> 	

#### YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
983M	874M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-11.11%</div> 	

#### 12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
1.12B	1.03B
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.53%</div> 	



# October 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Days on Market

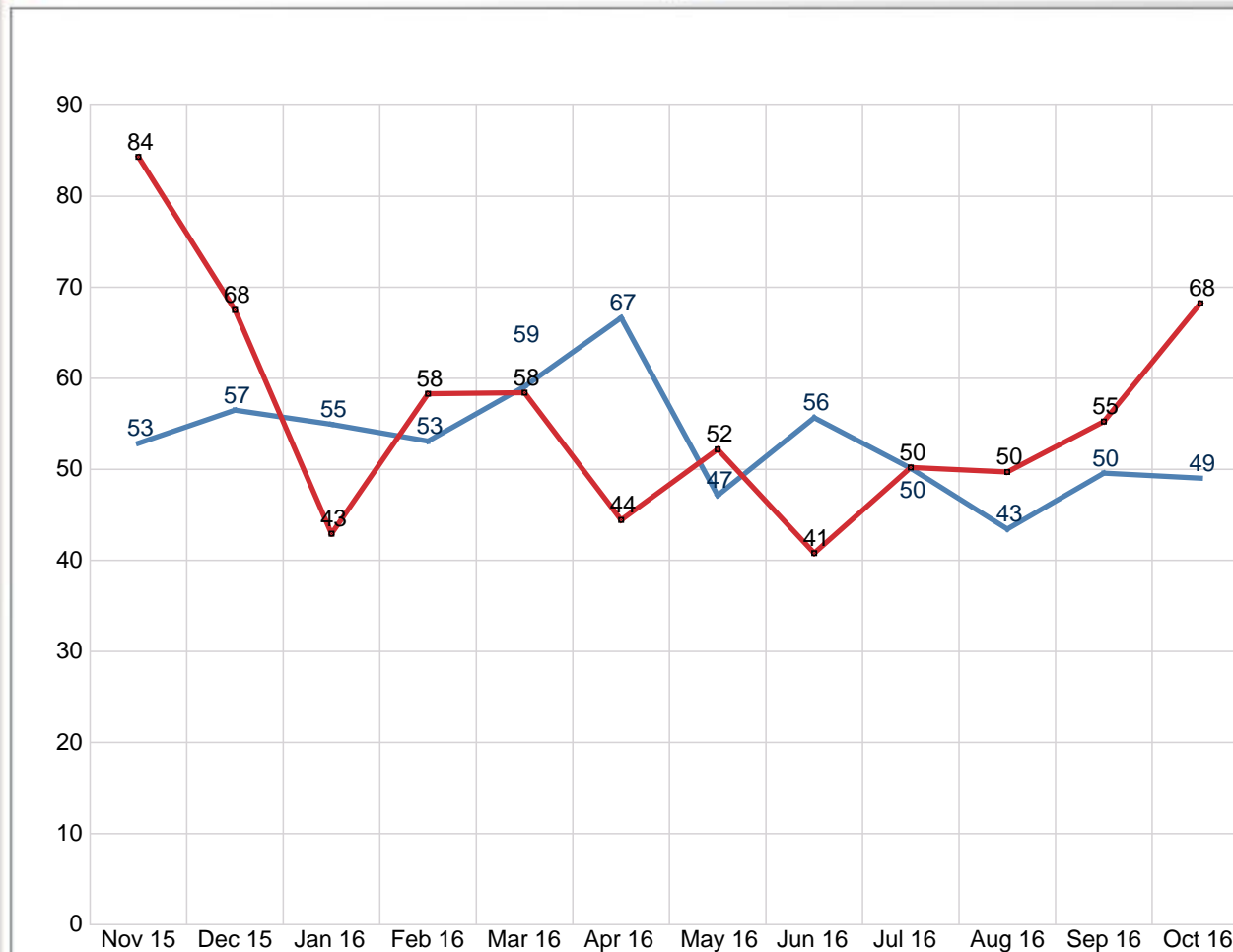
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Nov 07, 2016

Market Trends

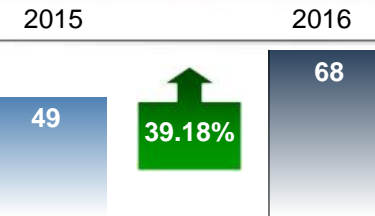
Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR®

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

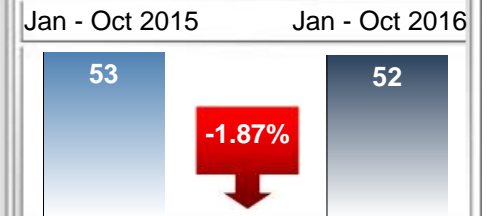


### Comparative Analysis

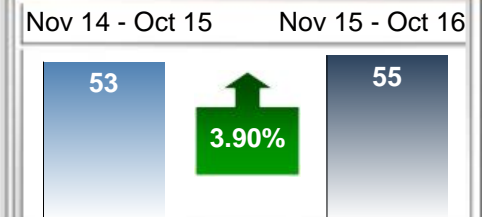
#### OCTOBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# October 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

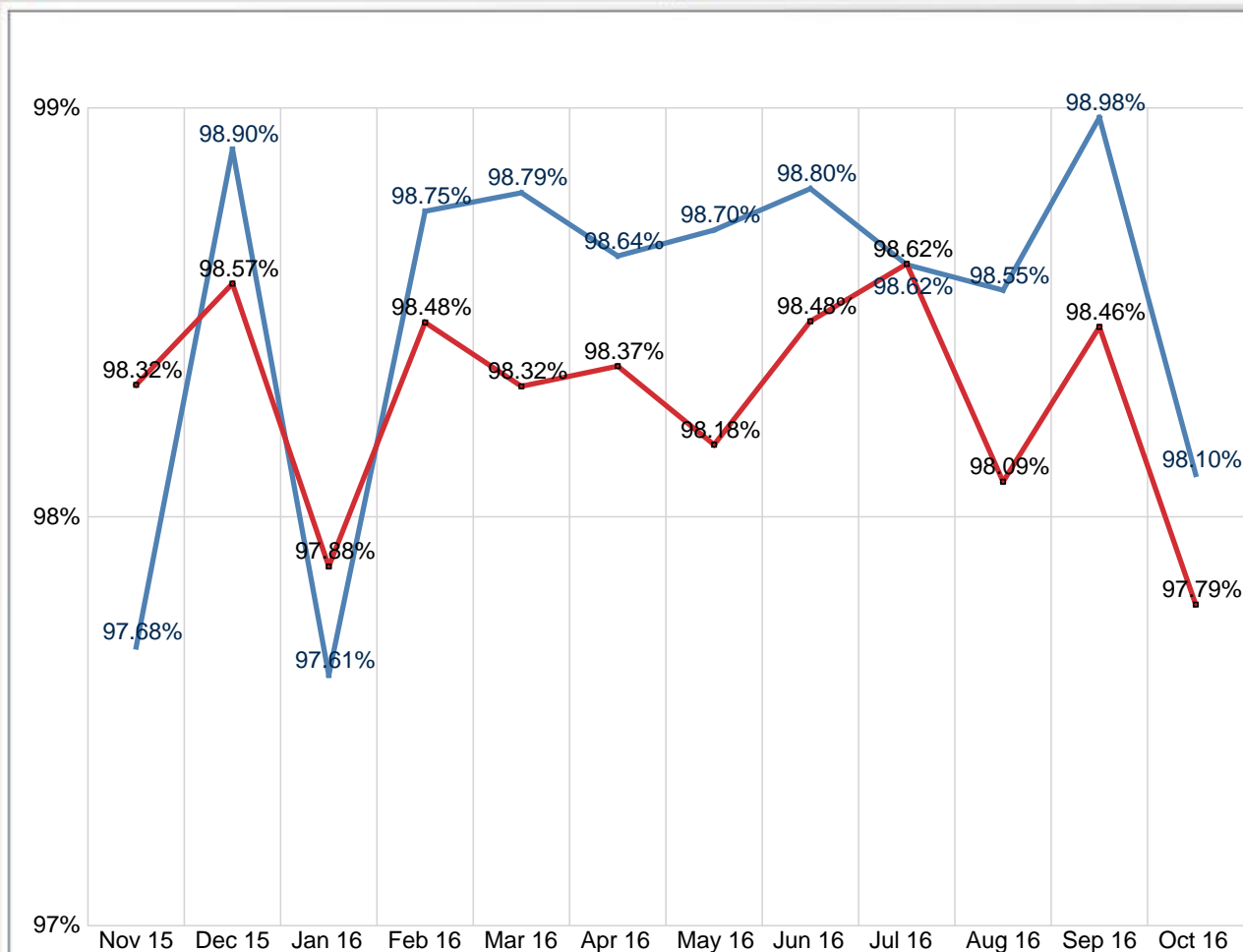
Report Produced on: Nov 07, 2016

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
98.10%	97.79%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.32%</div> 	

#### YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
98.61%	98.28%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.33%</div> 	

#### 12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
98.58%	98.31%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.28%</div> 	



# October 2016

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Average Sold Price

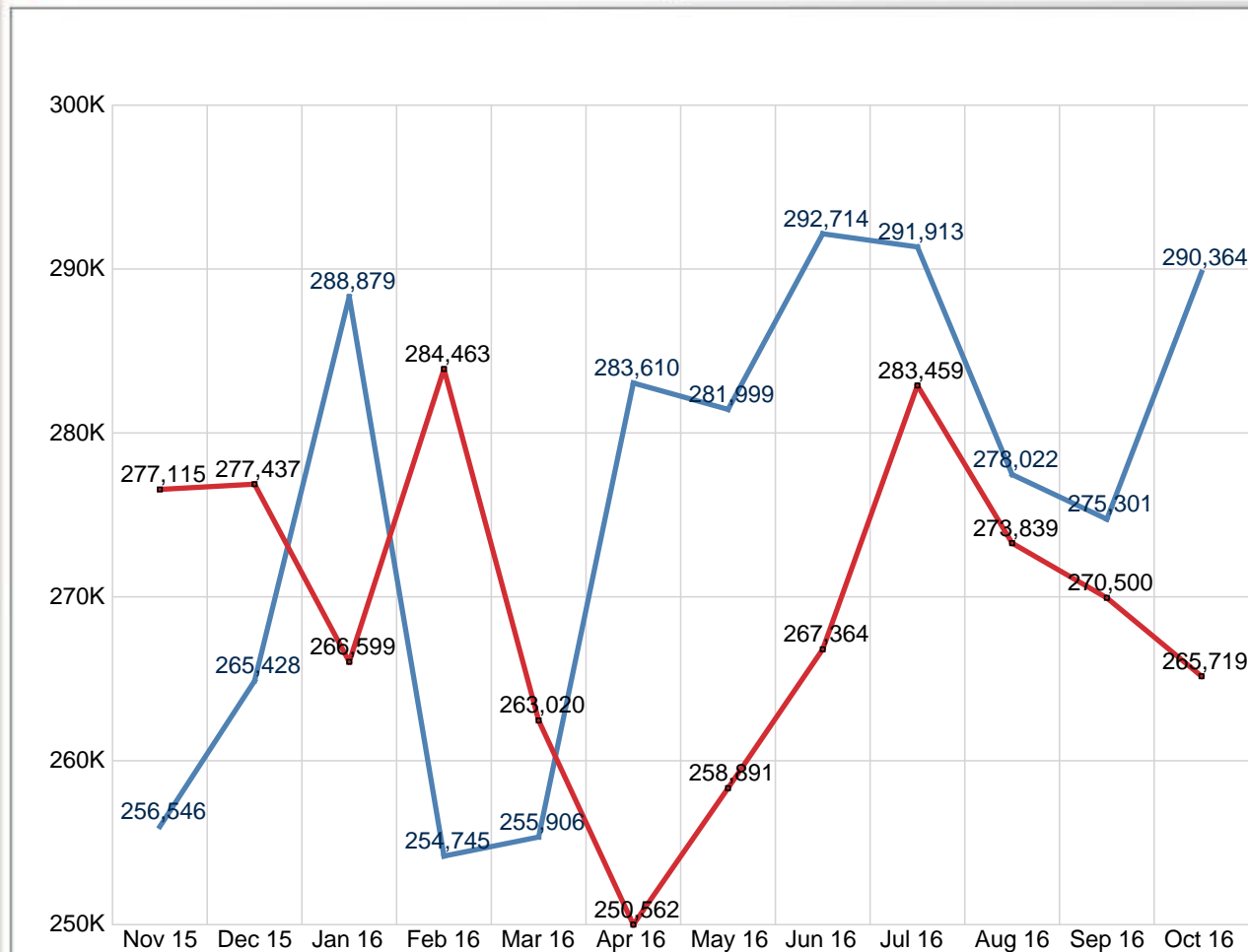
Report Produced on: Nov 07, 2016

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
290,364	265,719
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.49%</div> 	

#### YEAR TO DATE (YTD)

Jan - Oct 2015	Jan - Oct 2016
280,328	268,319
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.28%</div> 	

#### 12 MONTH COMPARATIVE

Nov 14 - Oct 15	Nov 15 - Oct 16
277,881	269,609
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.98%</div> 	