



November 2016

Area Delimited by City Of Edmond -
Residential Property Type

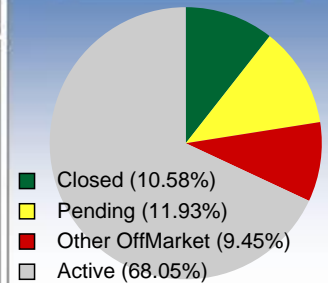


Absorption: Last 12 months, an Average of **318** Sales/Month

Active Inventory as of November 30, 2016 = **1,563**

	NOVEMBER		
	2015	2016	+/- %
Closed Listings	243	243	0.00%
Pending Listings	279	274	-1.79%
New Listings	378	392	3.70%
Median List Price	239,900	237,000	-1.21%
Median Sale Price	236,900	237,000	0.04%
Median Percent of List Price to Selling Price	99.12%	98.91%	-0.21%
Median Days on Market to Sale	68.00	37.00	-45.59%
End of Month Inventory	1,421	1,563	9.99%
Months Supply of Inventory	4.21	4.92	16.89%

Market Activity



Monthly Inventory Analysis

Report Produced on: Dec 14, 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 November 2016 rose **9.99%** to 1,563 existing homes available for sale. Over the last 12 months this area has had an average of 318 closed sales per month. This represents an unsold inventory index of **4.92** MSI for this period.

Median Sale Price 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 **0.04%** in November 2016 to \$237,000 versus the previous year at \$236,900.

Median Days on Market Shortens

The median number of **37.00** days that homes spent on the market before selling decreased by 31.00 days or **45.59%** in November 2016 compared to last year's same month at **68.00** DOM.

Sales Success for November 2016 is Positive

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

There were 392 New Listings in November 2016, up **3.70%** from last year at 378. Furthermore, there were 243 Closed Listings this month versus last year at 243, a **0.00%** decrease.

Closed versus Listed trends yielded a **62.0%** ratio, down from previous year's, November 2015, at **64.3%**, a **3.57%** downswing. 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

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office:
Phone: 405-841-5353
Email: statistics@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2016

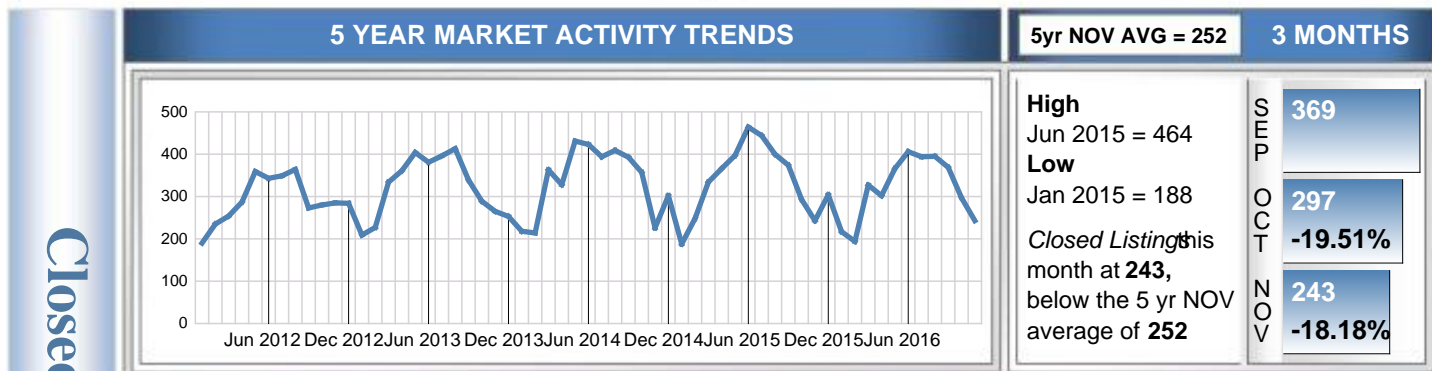
Closed Sales as of Dec 13, 2016



Closed Listings

Report Produced on: Dec 14, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	18	7.41%	27.0	5	13	0	0
\$125,001 - \$150,000	19	7.82%	16.0	1	15	3	0
\$150,001 - \$200,000	48	19.75%	15.0	0	42	6	0
\$200,001 - \$275,000	59	24.28%	36.0	6	25	28	0
\$275,001 - \$350,000	44	18.11%	64.0	1	19	19	5
\$350,001 - \$425,000	22	9.05%	57.0	0	4	16	2
\$425,001 and up	33	13.58%	66.0	1	2	24	6
Total Closed Units:				14	120	96	13
Total Closed Volume:				2.80M	24.61M	32.68M	5.93M
Median Closed Price:				\$223,000	\$181,000	\$312,000	\$383,000



Monthly Inventory Analysis

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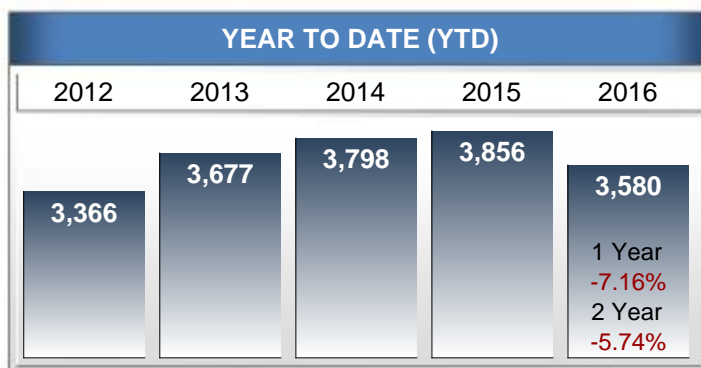
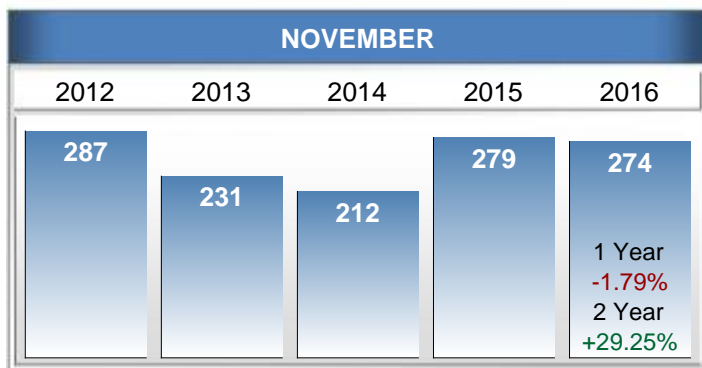
Pending Listings as of Dec 13, 2016



Pending Listings

Report Produced on: Dec 14, 2016

Area Delimited by City Of Edmond - Residential Property Type



Pending Listings

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5yr NOV AVG = 257	3 MONTHS										
High Apr 2015 = 446 Low Dec 2015 = 185 <i>Pending Listing</i> this month at 274 , above the 5 yr NOV average of 257	<table border="1"> <tr> <td>SEP</td> <td>278</td> </tr> <tr> <td>OCT</td> <td>252</td> </tr> <tr> <td>NOV</td> <td>274</td> </tr> <tr> <td colspan="2" style="text-align: center;">-9.35%</td> </tr> <tr> <td colspan="2" style="text-align: center;">8.73%</td> </tr> </table>	SEP	278	OCT	252	NOV	274	-9.35%		8.73%	
SEP	278										
OCT	252										
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-9.35%											
8.73%											

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	5.11%	23.0	3	11	0	0
\$125,001 - \$175,000	51	18.61%	42.0	0	46	5	0
\$175,001 - \$200,000	27	9.85%	77.0	0	19	8	0
\$200,001 - \$275,000	59	21.53%	42.0	1	29	26	3
\$275,001 - \$350,000	57	20.80%	64.0	2	31	19	5
\$350,001 - \$475,000	36	13.14%	76.0	0	11	21	4
\$475,001 and up	30	10.95%	85.5	1	5	18	6
Total Pending Units: 274				7	152	97	18
Total Pending Volume: 82,556,834				1.70M	36.69M	36.04M	8.11M
Median Listing Price: \$256,200				\$236,000	\$201,400	\$299,900	\$367,400



Monthly Inventory Analysis

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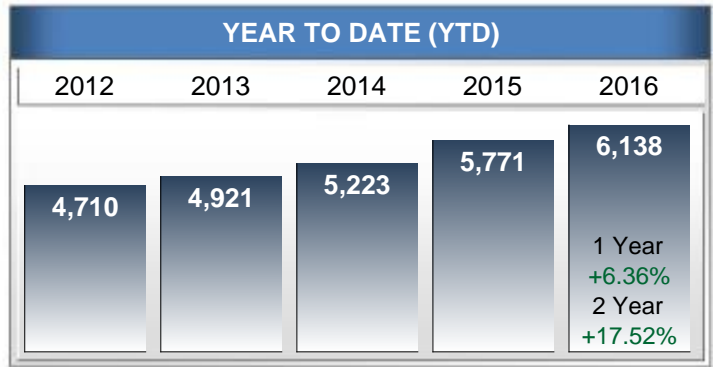
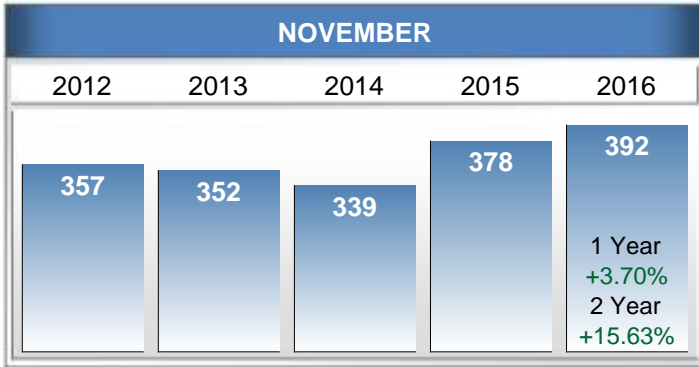
New Listings as of Dec 13, 2016



New Listings

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Area Delimited by City Of Edmond - 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+
\$150,000 and less	27	6.89%	7	20	0	0
\$150,001 - \$175,000	34	8.67%	1	28	5	0
\$175,001 - \$225,000	68	17.35%	1	43	24	0
\$225,001 - \$275,000	71	18.11%	1	35	33	2
\$275,001 - \$375,000	94	23.98%	0	34	58	2
\$375,001 - \$550,000	56	14.29%	2	9	37	8
\$550,001 and up	42	10.71%	0	5	29	8
Total New Listed Units:			12	174	186	20
Total New Listed Volume:			2.37M	43.09M	71.73M	12.18M
Median New Listed Listing Price:			\$121,450	\$224,367	\$317,250	\$455,950



Monthly Inventory Analysis

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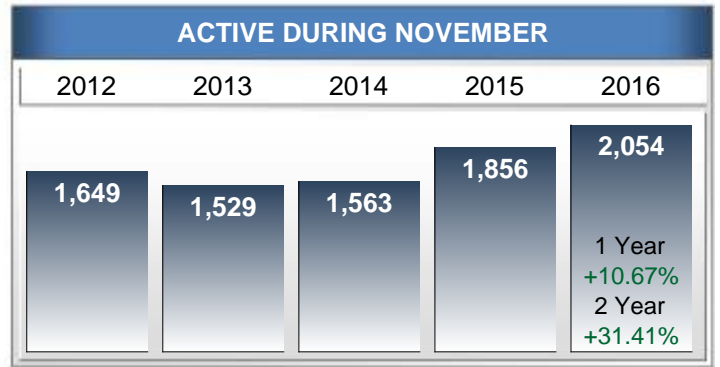
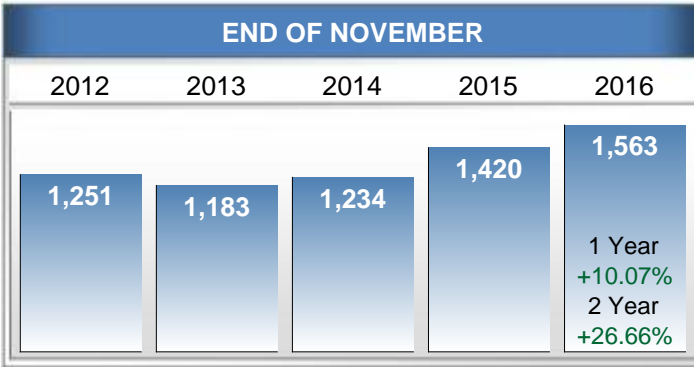
Active Inventory as of Dec 13, 2016



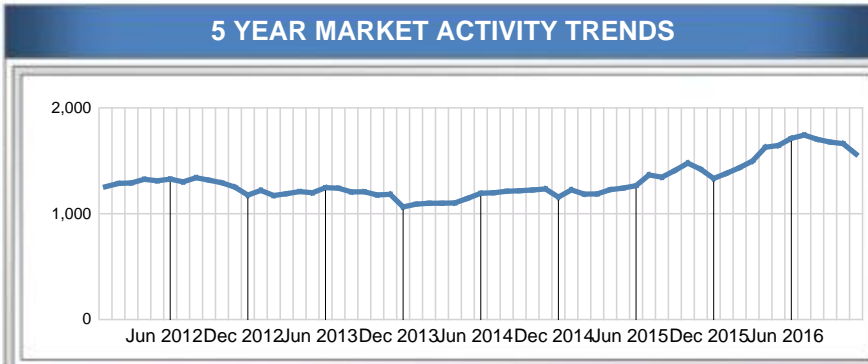
Active Inventory

Report Produced on: Dec 14, 2016

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory



5yr NOV AVG = 1,330	3 MONTHS
High Jul 2016 = 1,743	SEP 1,677
Low Dec 2013 = 1,064	OCT 1,662
<i>Inventory</i> this month at 1,563 , above the 5 yr NOV average of 1,330	NOV -0.89%
	NOV 1,563
	NOV -5.96%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	86	5.50%	56.5	21	60	5	0
\$150,001 - \$200,000	202	12.92%	54.0	6	149	47	0
\$200,001 - \$250,000	235	15.04%	83.0	6	124	103	2
\$250,001 - \$350,000	447	28.60%	82.0	11	193	226	17
\$350,001 - \$425,000	182	11.64%	80.5	6	58	107	11
\$425,001 - \$625,000	253	16.19%	95.0	6	43	169	35
\$625,001 and up	158	10.11%	108.5	1	20	82	55

Total Active Inventory by Units:	1,563	79.0	57	647	739	120
Total Active Inventory by Volume:	598,819,217		14.15M	189.13M	304.81M	90.73M
Median Active Inventory Listing Price:	\$299,900		\$205,000	\$248,250	\$348,500	\$587,500

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



Monthly Inventory Analysis

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November 2016

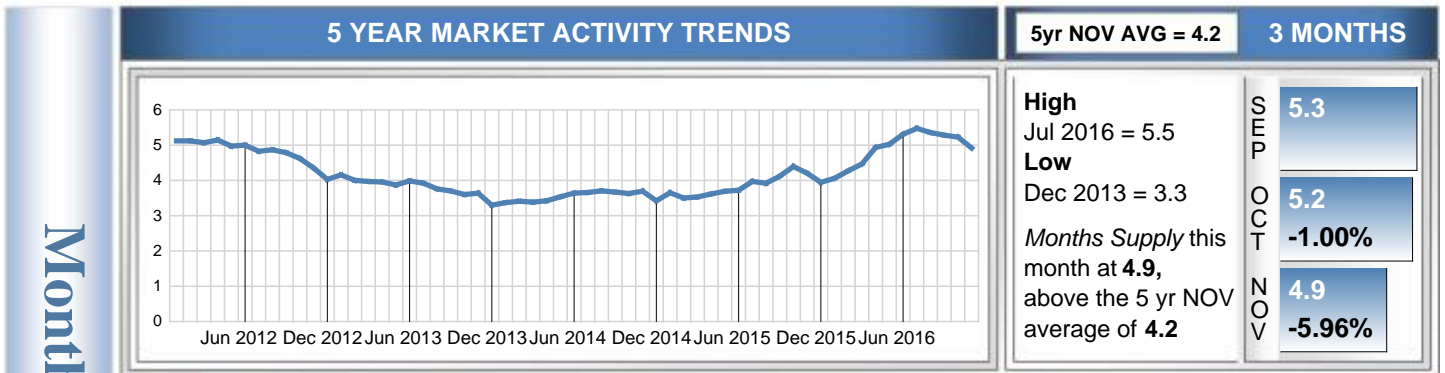
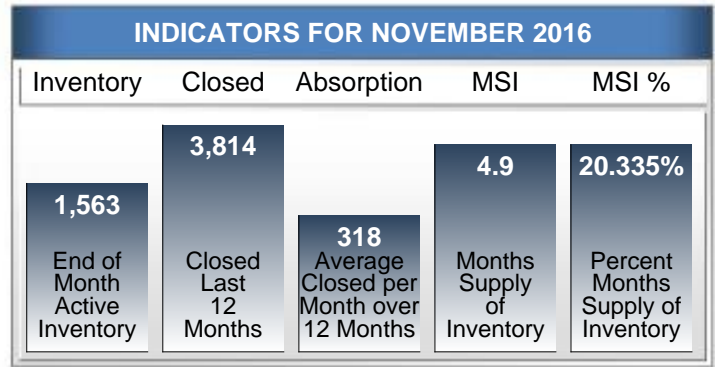
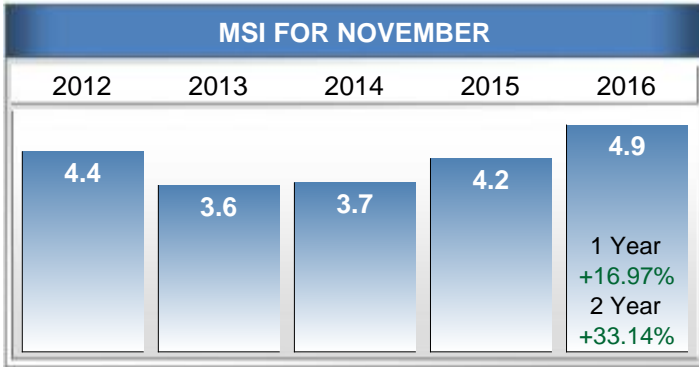
Active Inventory as of Dec 13, 2016



Months Supply of Inventory

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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+
\$150,000 and less	86	5.50%	1.7	2.9	1.5	1.8	0.0
\$150,001 - \$200,000	202	12.92%	2.7	3.1	2.6	3.0	0.0
\$200,001 - \$250,000	235	15.04%	4.2	2.9	4.8	3.8	6.0
\$250,001 - \$350,000	447	28.60%	6.2	8.3	7.6	5.2	6.6
\$350,001 - \$425,000	182	11.64%	6.3	14.4	8.6	5.6	4.6
\$425,001 - \$625,000	253	16.19%	10.0	24.0	16.6	9.3	7.9
\$625,001 and up	158	10.11%	16.8	0.0	60.0	15.6	14.3
MSI:			4.9	4.3	4.1	5.6	8.5
Total Active Inventory:			1,563	57	647	739	120



Monthly Inventory Analysis

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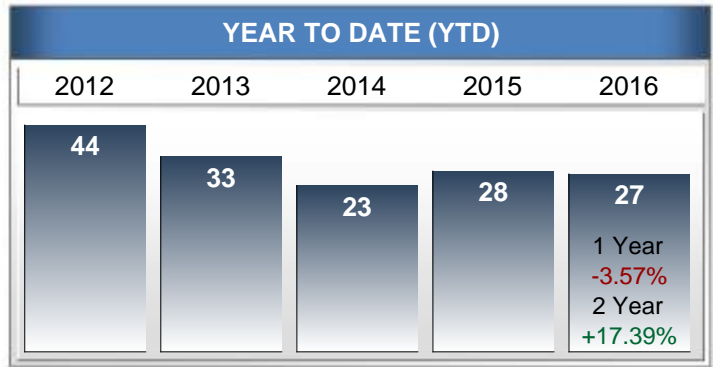
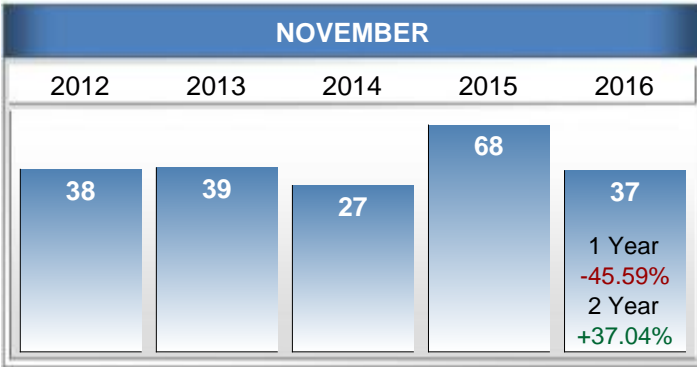
Closed Sales as of Dec 13, 2016



Median Days on Market to Sale

Report Produced on: Dec 14, 2016

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Median Days on Market

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MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range				%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	18			7.41%	27.0	40.0	21.0	0.0	0.0
\$125,001 - \$150,000	19			7.82%	16.0	20.0	16.0	16.0	0.0
\$150,001 - \$200,000	48			19.75%	15.0	0.0	26.5	6.5	0.0
\$200,001 - \$275,000	59			24.28%	36.0	61.5	45.0	19.5	0.0
\$275,001 - \$350,000	44			18.11%	64.0	3.0	70.0	64.0	35.0
\$350,001 - \$425,000	22			9.05%	57.0	0.0	57.0	36.5	178.0
\$425,001 and up	33			13.58%	66.0	17.0	194.0	62.5	68.5
Median Closed DOM:		37.0				49.0	37.5	30.0	67.0
Total Closed Units:		243				14	120	96	13
Total Closed Volume:		66,007,943				2.80M	24.61M	32.68M	5.93M



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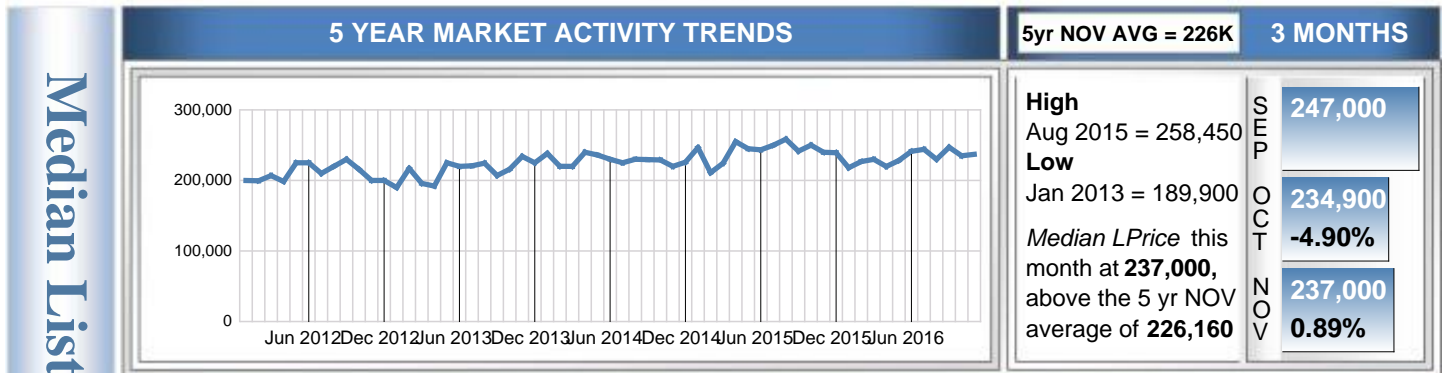
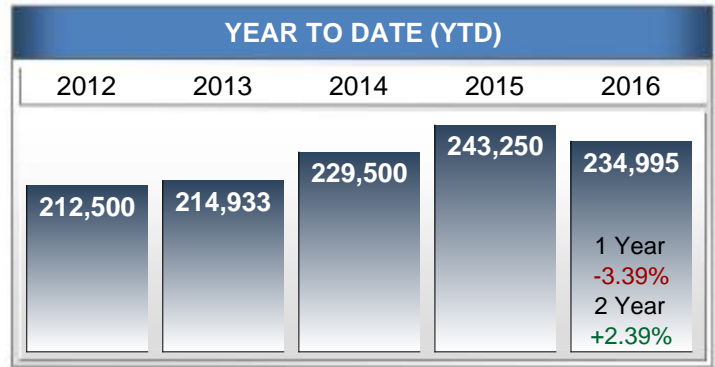
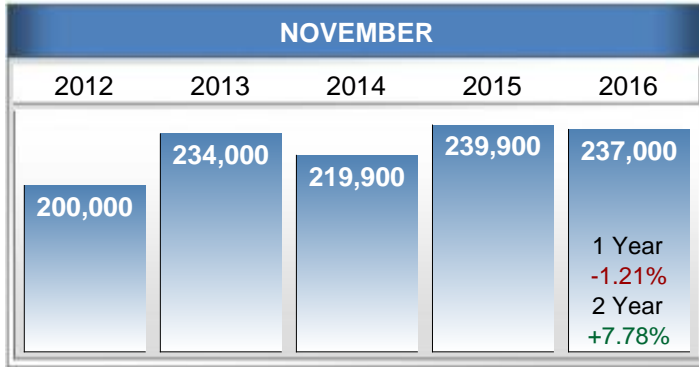
Closed Sales as of Dec 13, 2016



Median List Price at Closing

Report Produced on: Dec 14, 2016

Area Delimited by City Of Edmond - 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+
\$125,000 and less	16		6.58%	111,000	110,000	112,000	0	0
\$125,001 - \$150,000	20		8.23%	139,950	138,900	140,000	139,950	0
\$150,001 - \$200,000	49		20.16%	177,000	0	176,750	189,000	0
\$200,001 - \$275,000	57		23.46%	231,588	236,000	228,300	232,950	0
\$275,001 - \$350,000	48		19.75%	301,000	277,500	299,995	314,495	327,450
\$350,001 - \$425,000	18		7.41%	386,950	0	387,250	384,900	399,900
\$425,001 and up	35		14.40%	495,000	475,000	512,450	492,500	650,000
Median List Price:	\$237,000				\$229,950	\$182,900	\$317,245	\$399,900
Total Closed Units:	243				14	120	96	13
Total List Volume:	67,510,979				2.84M	25.03M	33.43M	6.20M



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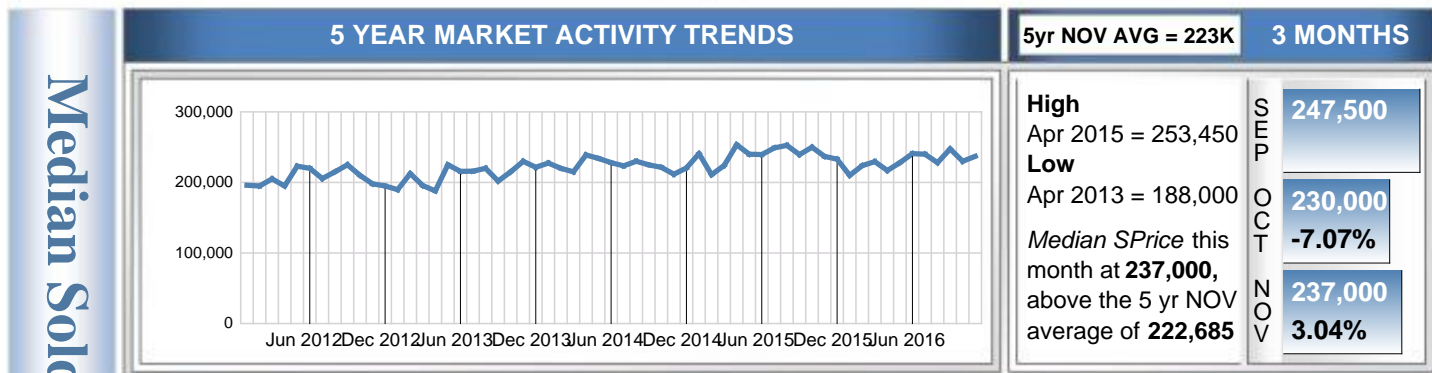
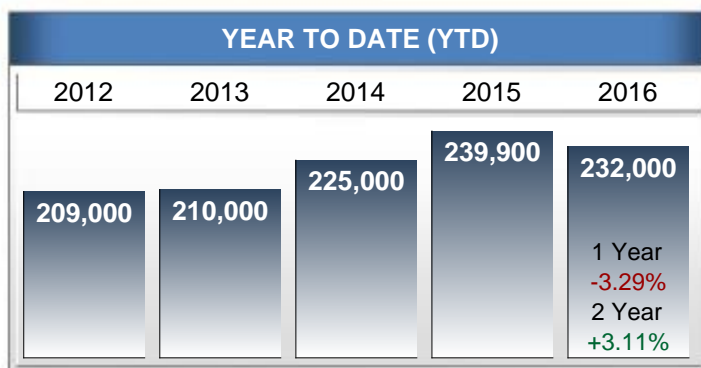
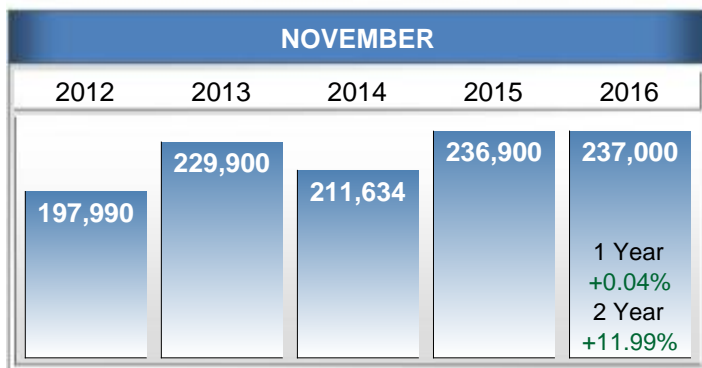
Closed Sales as of Dec 13, 2016



Median Sold Price at Closing

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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	18		7.41%	108,350	112,000	108,000	0	0
\$125,001 - \$150,000	19		7.82%	138,000	136,750	138,000	140,000	0
\$150,001 - \$200,000	48		19.75%	174,450	0	174,450	181,500	0
\$200,001 - \$275,000	59		24.28%	227,400	232,200	225,000	231,794	0
\$275,001 - \$350,000	44		18.11%	299,950	279,500	299,000	309,500	310,000
\$350,001 - \$425,000	22		9.05%	383,106	0	381,531	383,856	368,275
\$425,001 and up	33		13.58%	490,000	460,000	483,000	487,500	594,750
Median Closed Price:		\$237,000			\$223,000	\$181,000	\$312,000	\$383,000
Total Closed Units:		243			14	120	96	13
Total Closed Volume:		66,007,943			2.80M	24.61M	32.68M	5.93M



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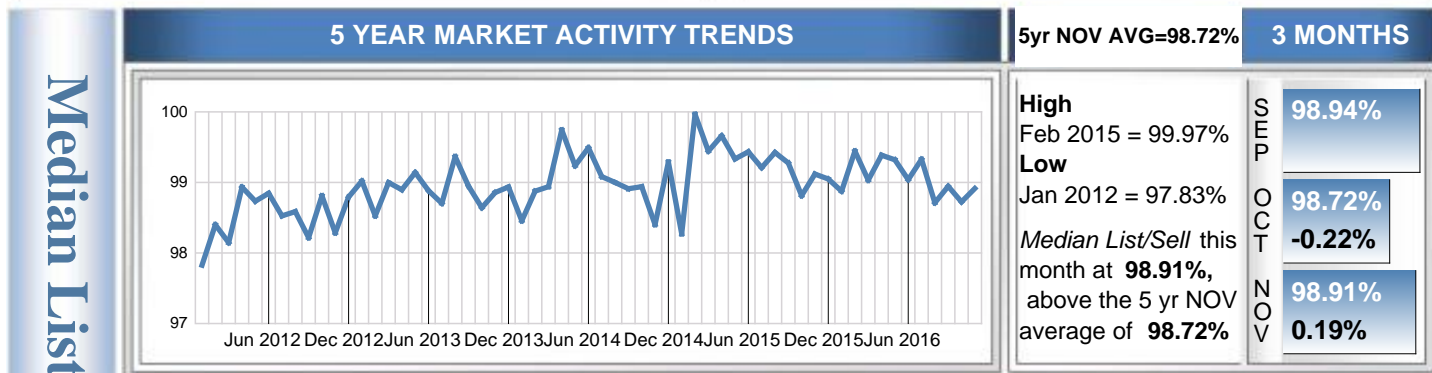
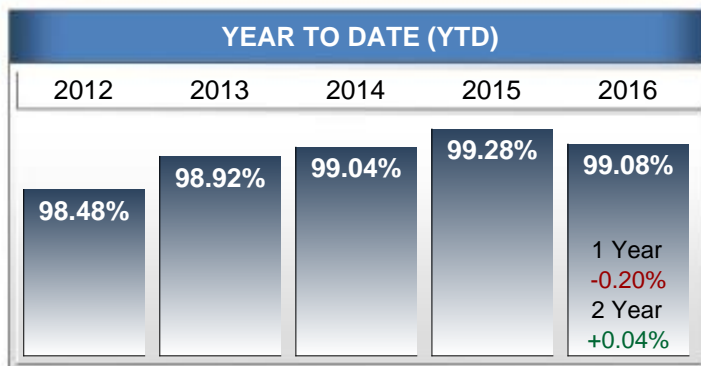
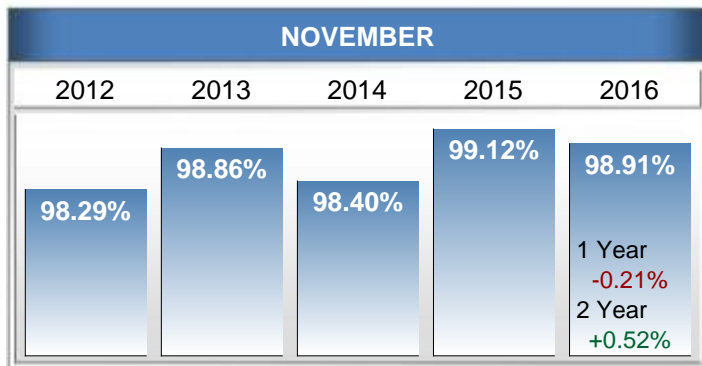
Closed Sales as of Dec 13, 2016



Median Percent of List Price to Selling Price

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Median List/Sell Price

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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+
\$125,000 and less	18	7.41%	96.94%	100.00%	95.00%	0.00%	0.00%
\$125,001 - \$150,000	19	7.82%	98.59%	98.45%	98.64%	96.77%	0.00%
\$150,001 - \$200,000	48	19.75%	100.00%	0.00%	100.00%	100.00%	0.00%
\$200,001 - \$275,000	59	24.28%	99.74%	98.91%	100.00%	99.87%	0.00%
\$275,001 - \$350,000	44	18.11%	98.59%	100.00%	98.80%	98.73%	98.03%
\$350,001 - \$425,000	22	9.05%	99.42%	0.00%	99.90%	99.42%	98.41%
\$425,001 and up	33	13.58%	97.57%	96.84%	94.54%	97.96%	95.76%
Median List/Sell Ratio: 98.91%				99.04%	99.55%	98.72%	96.97%
Total Closed Units: 243				14	120	96	13
Total Closed Volume: 66,007,943				2.80M	24.61M	32.68M	5.93M



Monthly Inventory Analysis

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Inventory as of Dec 13, 2016



Market Summary

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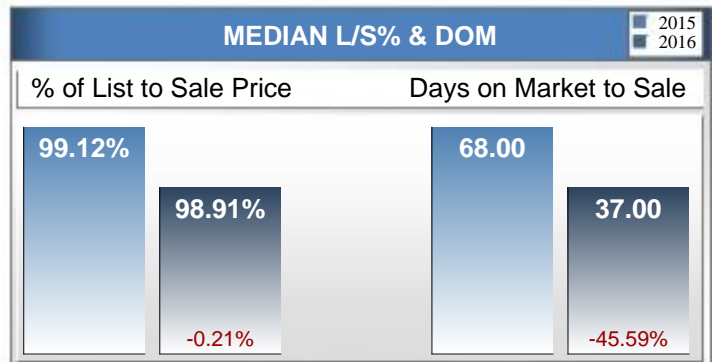
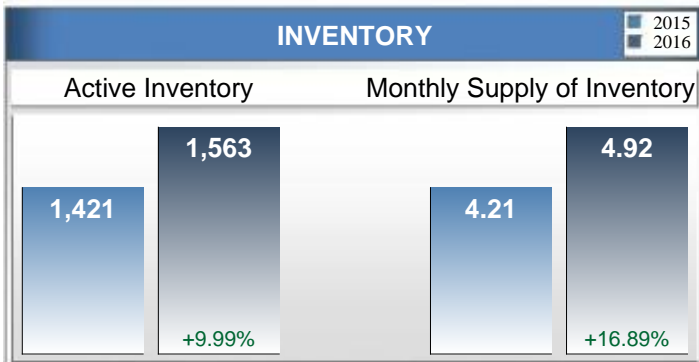
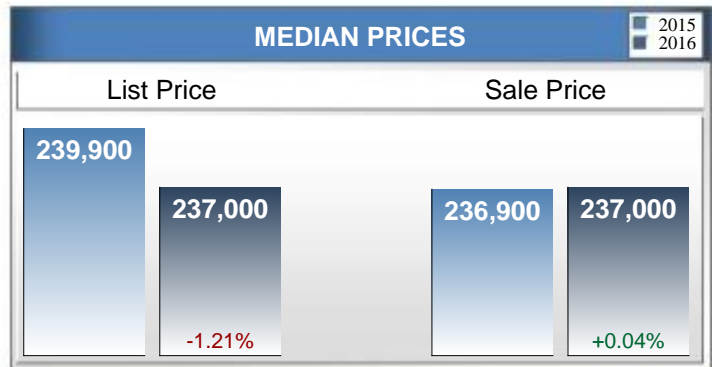
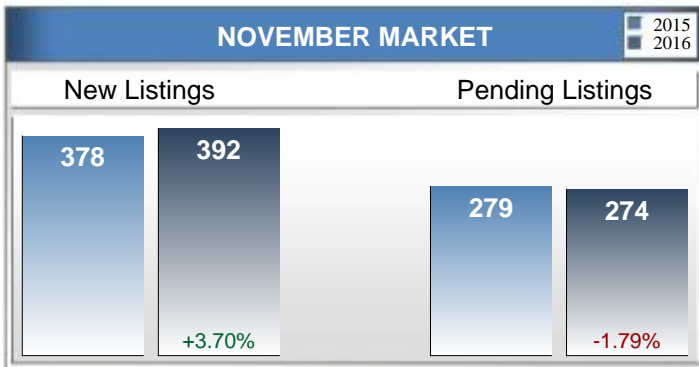
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Absorption: Last 12 months, an Average of **318** Sales/Month

Active Inventory as of November 30, 2016 = **1,563**

	NOVEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	243	243	0.00%	3,751	3,510	-6.42%
Pending Sales	279	274	-1.79%	3,856	3,580	-7.16%
New Listings	378	392	3.70%	5,771	6,138	6.36%
Median List Price	239,900	237,000	-1.21%	243,250	234,995	-3.39%
Median Sale Price	236,900	237,000	0.04%	239,900	232,000	-3.29%
Median Percent of List Price to Selling Price	99.12%	98.91%	-0.21%	99.28%	99.08%	-0.20%
Median Days on Market to Sale	68.00	37.00	-45.59%	28.00	27.00	-3.57%
Monthly Inventory	1,421	1,563	9.99%	1,421	1,563	9.99%
Months Supply of Inventory	4.21	4.92	16.89%	4.21	4.92	16.89%





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Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

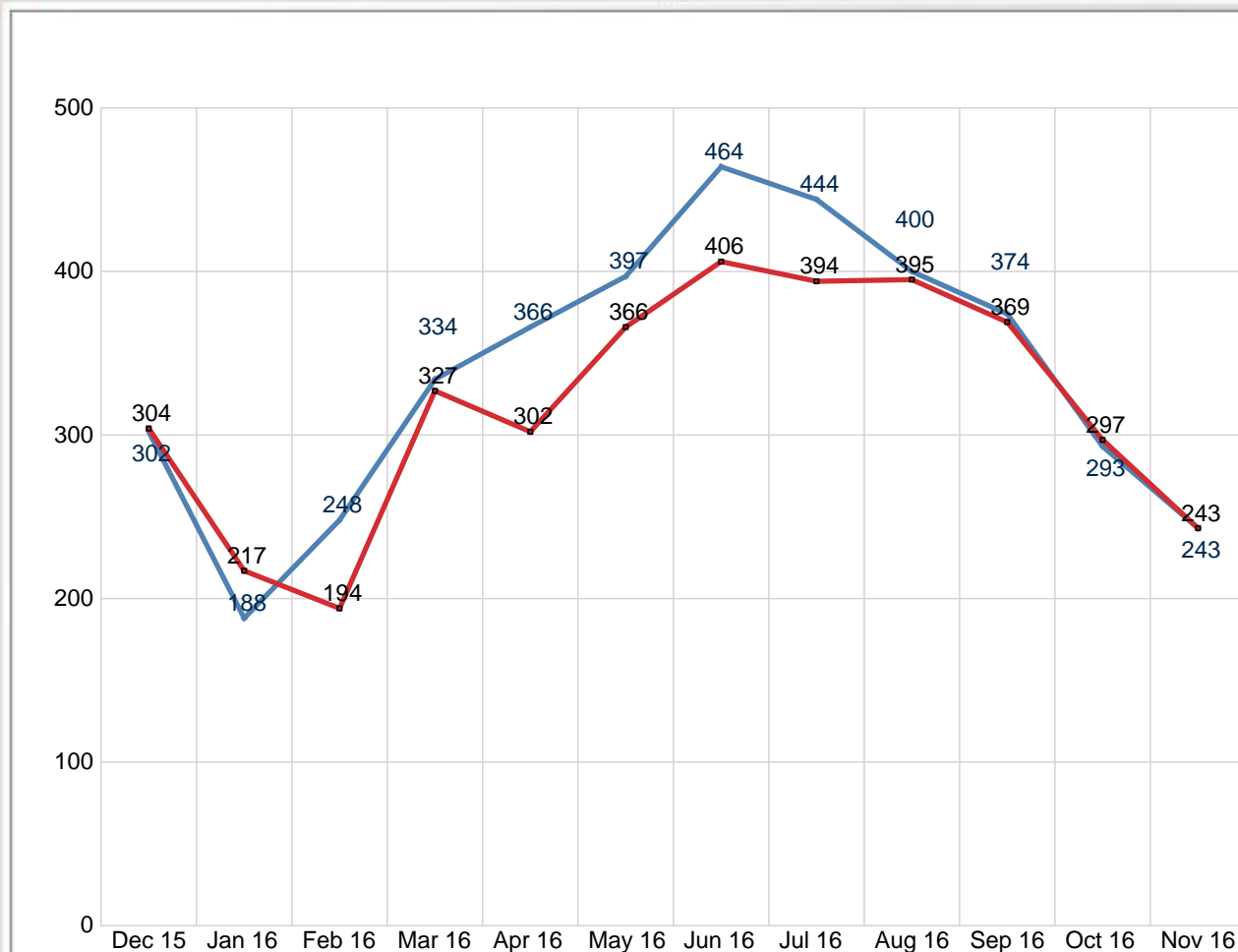
Report Produced on: Dec 14, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

NOVEMBER

2015	2016
243	243

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
3,751	3,510
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-6.42%</div> 	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
4,053	3,814
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-5.90%</div> 	



November 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

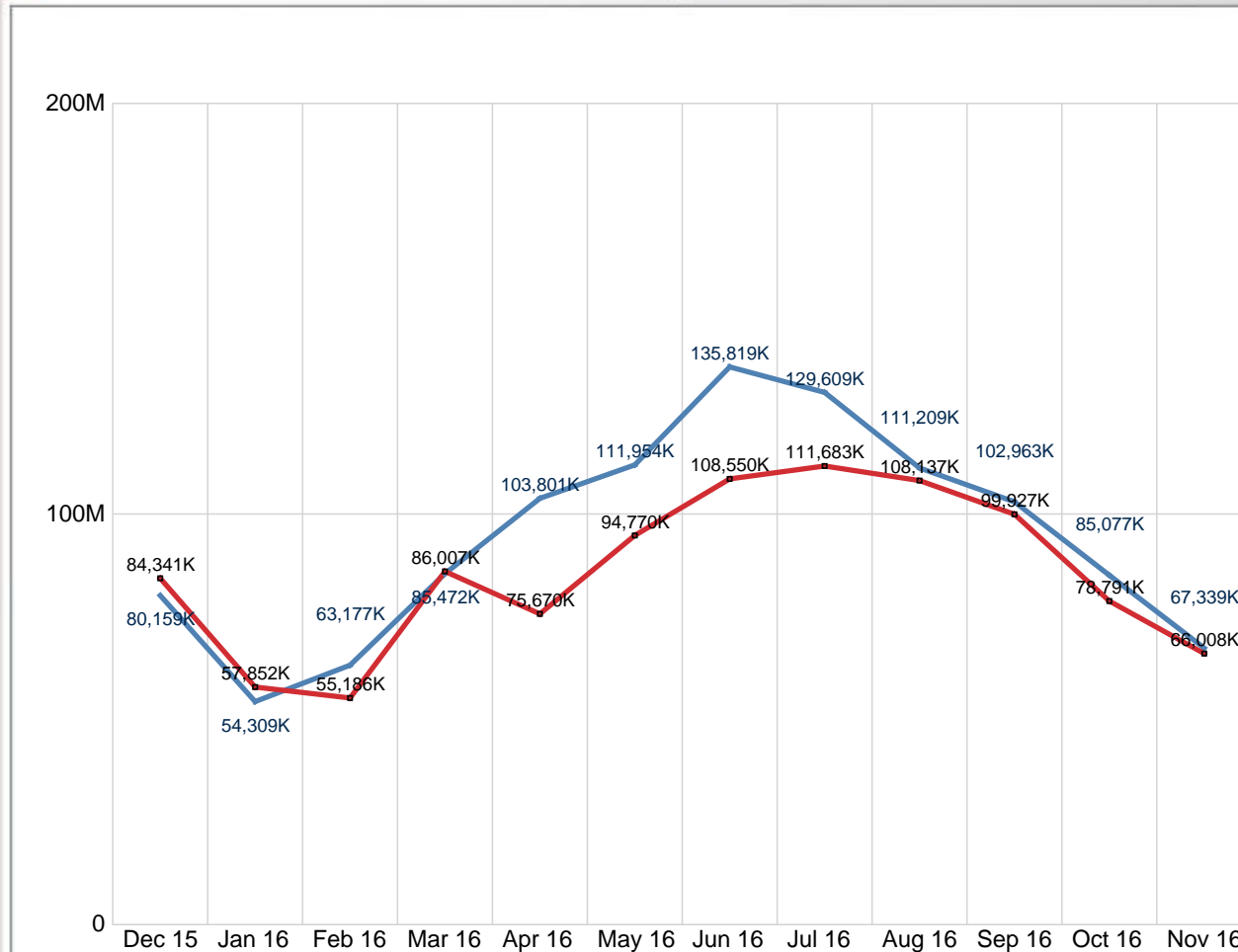
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Comparative Analysis

NOVEMBER

2015	2016
67M	66M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.98%</div> 	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
1.05B	943M
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-10.29%</div> 	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
1.13B	1.03B
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.19%</div> 	



November 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

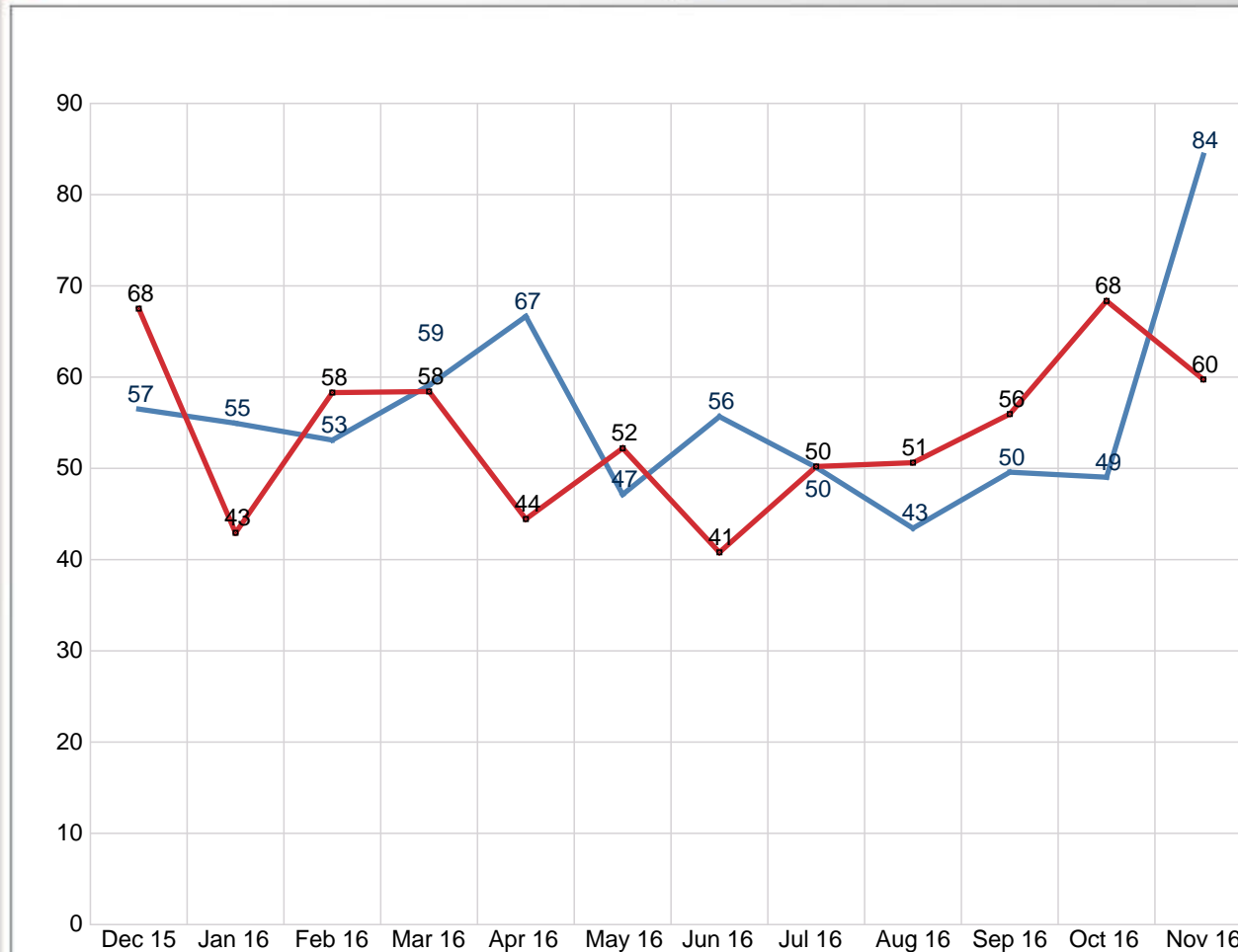
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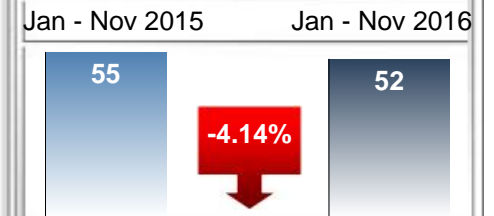


Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

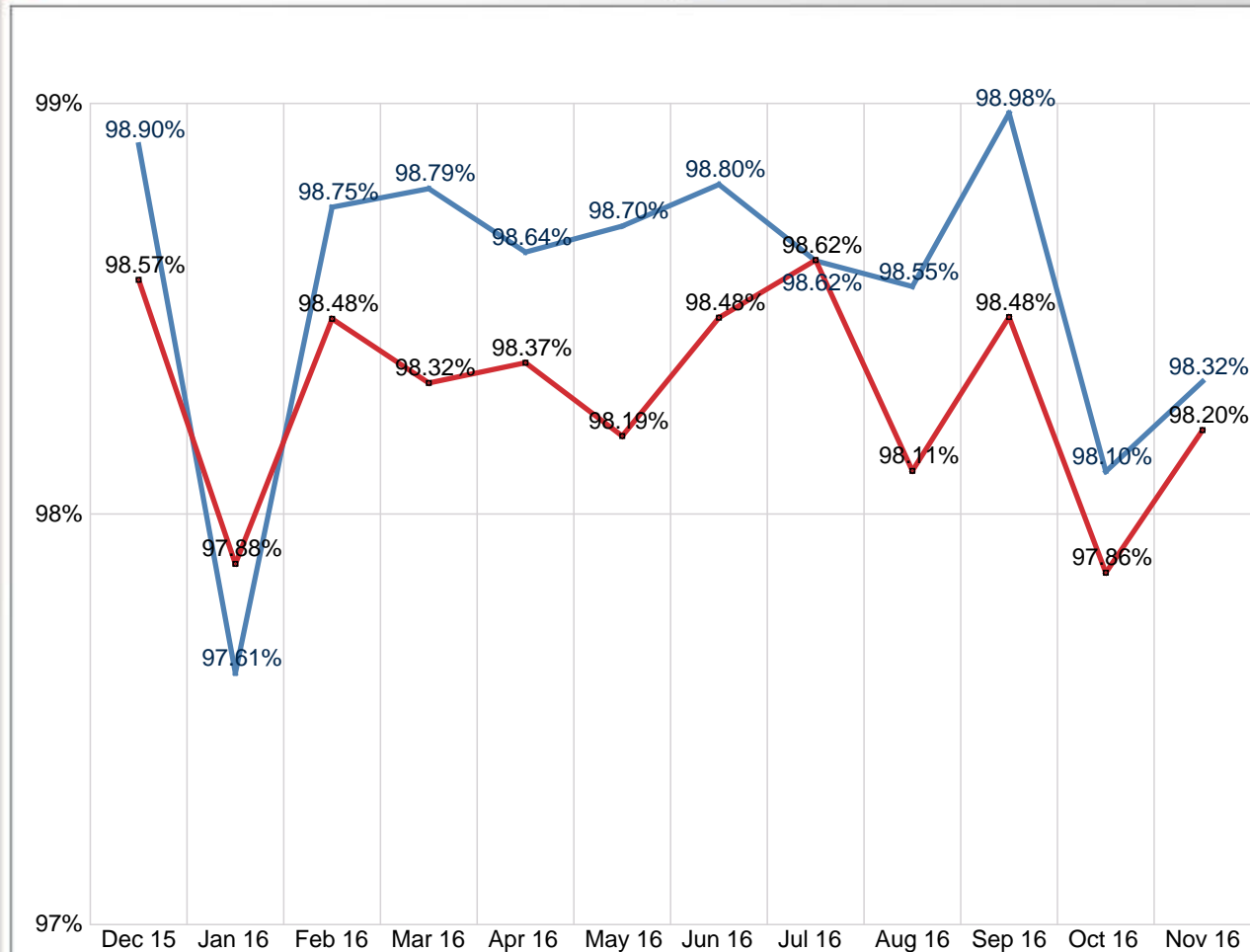
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Comparative Analysis

NOVEMBER

2015	2016
98.32%	98.20%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.12%</div> 	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
98.59%	98.29%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.31%</div> 	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
98.62%	98.31%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.31%</div> 	



November 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

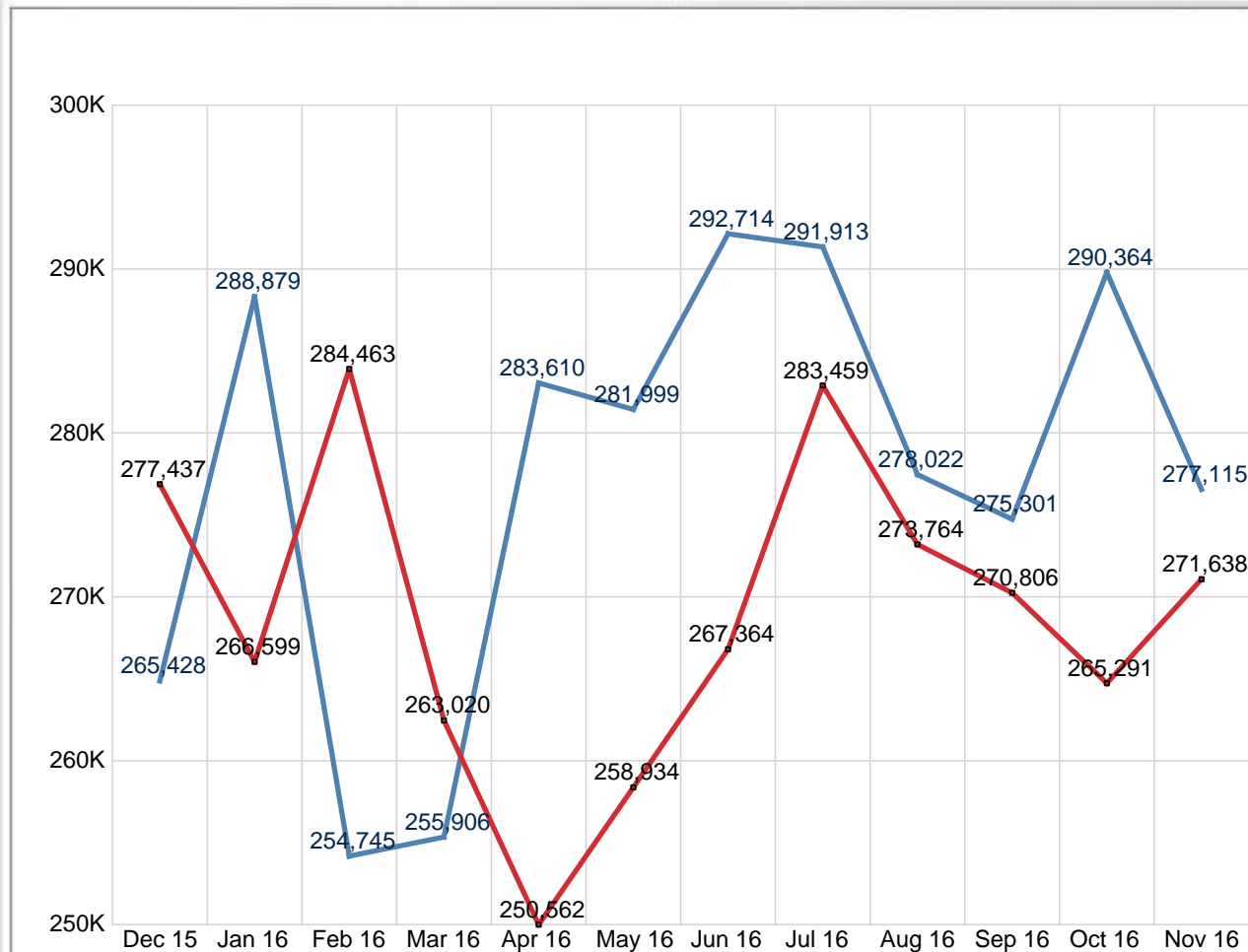
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Market Trends

Ready to Buy or Sell Real Estate?
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Comparative Analysis

NOVEMBER

2015	2016
277,115	271,638
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.98%</div> 	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
280,120	268,542
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.13%</div> 	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
279,025	269,251
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.50%</div> 	