



November 2016

Area Delimited by Zipcode 73044 - Residential Property Type

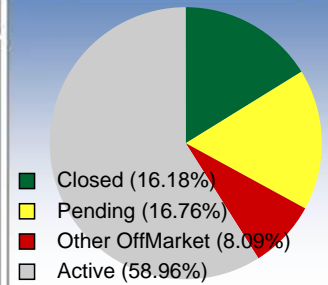


Absorption: Last 12 months, an Average of **30** Sales/Month

Active Inventory as of November 30, 2016 = **102**

	NOVEMBER		
	2015	2016	+/- %
Closed Listings	24	28	16.67%
Pending Listings	29	29	0.00%
New Listings	29	26	-10.34%
Median List Price	159,900	132,463	-17.16%
Median Sale Price	154,950	127,580	-17.66%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	74.00	29.50	-60.14%
End of Month Inventory	142	102	-28.17%
Months Supply of Inventory	4.90	3.46	-29.39%

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) Decreases

The total housing inventory at the end of November 2016 decreased **28.17%** to 102 existing homes available for sale. Over the last 12 months this area has had an average of 30 closed sales per month. This represents an unsold inventory index of **3.46** 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 **17.66%** in November 2016 to \$127,580 versus the previous year at \$154,950.

Median Days on Market Shortens

The median number of **29.50** days that homes spent on the market before selling decreased by 44.50 days or **60.14%** in November 2016 compared to last year's same month at **74.00** DOM.

Sales Success for November 2016 is Positive

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

There were 26 New Listings in November 2016, down **10.34%** from last year at 29. Furthermore, there were 28 Closed Listings this month versus last year at 24, a **16.67%** increase.

Closed versus Listed trends yielded a **107.7%** ratio, up from last year's November 2016 at **82.8%**, a **30.13%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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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

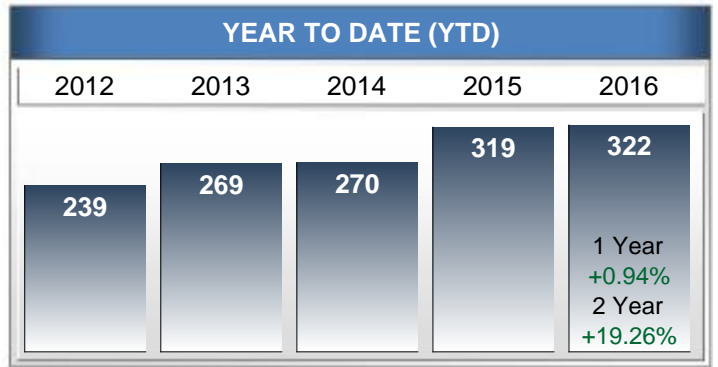
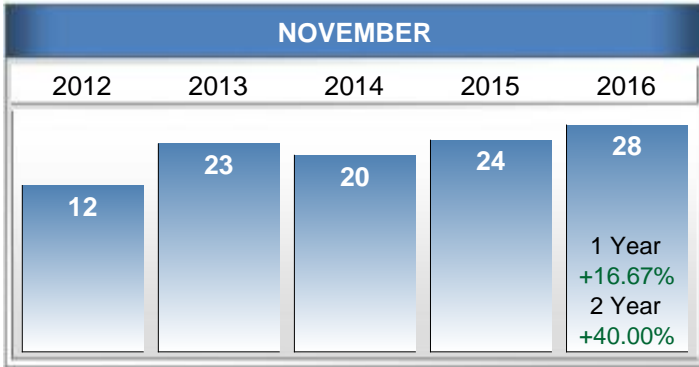
Closed Sales as of Dec 13, 2016



Closed Listings

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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+
\$30,000 and less	2	7.14%	53.0	0	2	0	0
\$30,001 - \$70,000	4	14.29%	18.5	2	1	1	0
\$70,001 - \$110,000	4	14.29%	49.0	2	2	0	0
\$110,001 - \$150,000	6	21.43%	62.0	1	5	0	0
\$150,001 - \$180,000	5	17.86%	18.0	0	5	0	0
\$180,001 - \$260,000	4	14.29%	94.5	0	4	0	0
\$260,001 and up	3	10.71%	35.0	0	3	0	0
Total Closed Units:	28		29.5	5	22	1	0.00B
Total Closed Volume:	3,817,160			403.00K	3.37M	45.00K	0.00B
Median Closed Price:	\$127,580			\$98,500	\$155,500	\$45,000	\$0



Monthly Inventory Analysis

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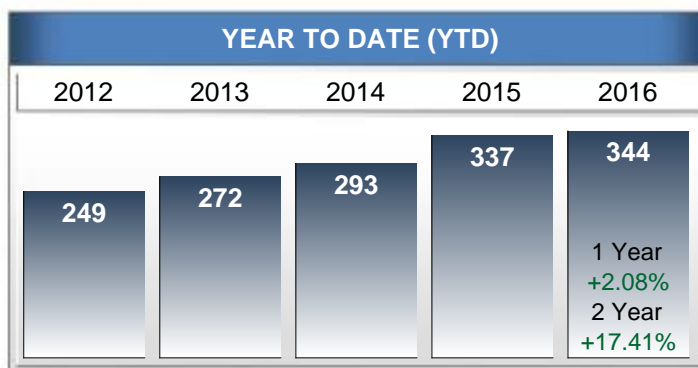
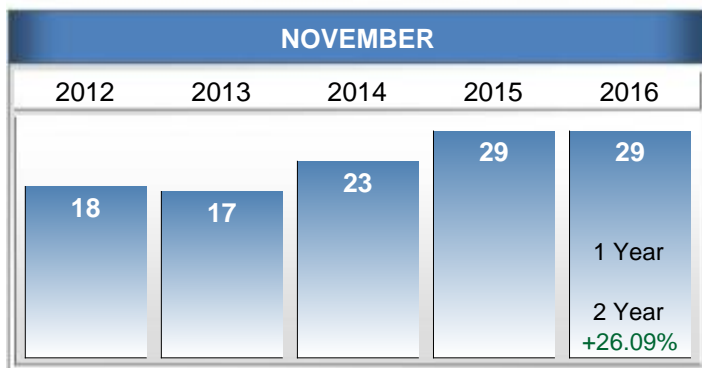
Pending Listings as of Dec 13, 2016



Pending Listings

Report Produced on: Dec 14, 2016

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Pending Listings
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5yr NOV AVG = 23	3 MONTHS
High Apr 2016 = 53	SEP 22
Low Dec 2013 = 9	OCT 30
<i>Pending Listing</i> this month at 29 , above the 5 yr NOV average of 23	NOV 29
	36.36%
	-3.33%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	2	6.90%	46.0	0	1	1	0
\$75,001 - \$75,000	0	0.00%	46.0	0	0	0	0
\$75,001 - \$150,000	9	31.03%	48.0	4	3	2	0
\$150,001 - \$175,000	3	10.34%	39.0	1	2	0	0
\$175,001 - \$200,000	5	17.24%	91.0	0	3	1	1
\$200,001 - \$250,000	7	24.14%	43.0	0	3	2	2
\$250,001 and up	3	10.34%	19.0	0	2	1	0
Total Pending Units:	29		43.0	5	14	7	3
Total Pending Volume:	4,930,399			575.70K	2.51M	1.21M	630.20K
Median Listing Price:	\$179,900			\$99,900	\$187,450	\$194,900	\$206,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2016

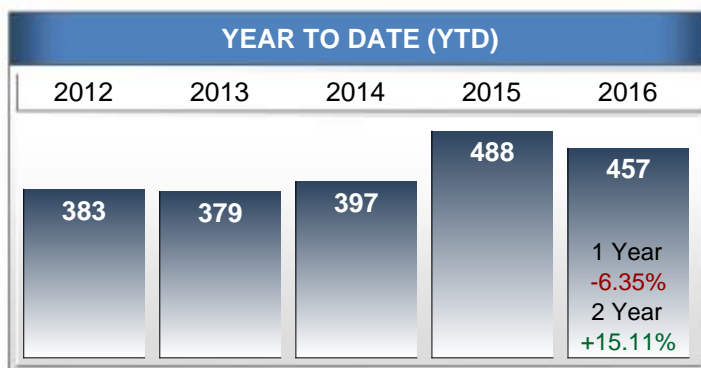
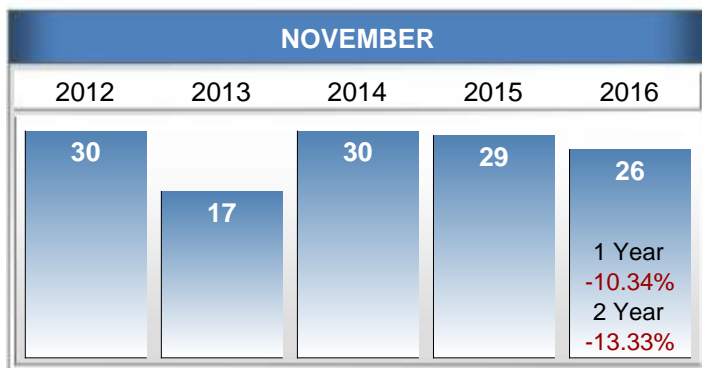
New Listings as of Dec 13, 2016



New Listings

Report Produced on: Dec 14, 2016

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New Listings
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5yr NOV AVG = 26 **3 MONTHS**

High
Mar 2016 = 62

Low
Nov 2013 = 17

New Listings this month at **26**, equal to 5 yr NOV average of **26**

SEP	40
OCT	39
NOV	26
-2.50%	
-33.33%	

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	2	7.69%	0	1	1	0
\$50,001 - \$80,000	3	11.54%	2	1	0	0
\$80,001 - \$120,000	4	15.38%	0	3	1	0
\$120,001 - \$170,000	6	23.08%	2	4	0	0
\$170,001 - \$210,000	5	19.23%	0	2	3	0
\$210,001 - \$240,000	3	11.54%	0	2	1	0
\$240,001 and up	3	11.54%	0	1	2	0
Total New Listed Units: 26			4	14	8	
Total New Listed Volume: 3,988,600			461.40K	1.99M	1.54M	0.00B
Median New Listed Listing Price: \$144,950			\$113,250	\$139,900	\$207,950	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2016

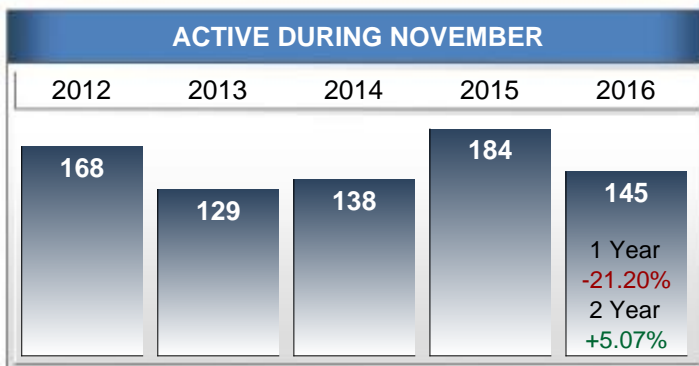
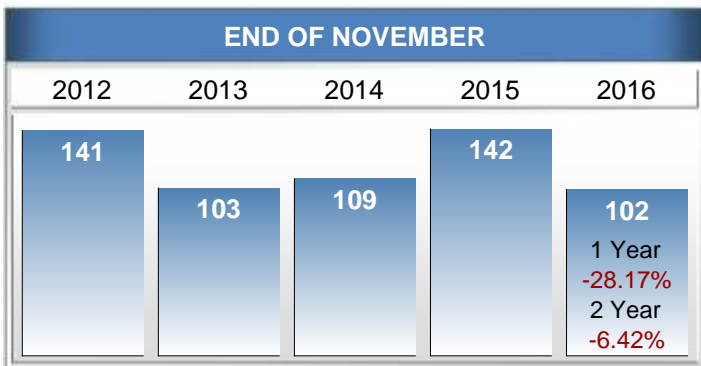
Active Inventory as of Dec 13, 2016



Active Inventory

Report Produced on: Dec 14, 2016

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Active Inventory

Ready to Buy or Sell Real Estate?
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5yr NOV AVG = 119 **3 MONTHS**

High
Feb 2012 = 156

Low
Mar 2014 = 92

Inventory this month at **102**, below the 5 yr NOV average of **119**

SEP	117
OCT	119
NOV	102
1.71%	
-14.29%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	8	7.84%	43.0	3	4	1	0		
\$50,001 - \$100,000	15	14.71%	59.0	5	9	1	0		
\$100,001 - \$125,000	5	4.90%	70.0	0	3	2	0		
\$125,001 - \$200,000	34	33.33%	94.5	3	24	6	1		
\$200,001 - \$250,000	17	16.67%	100.0	0	10	6	1		
\$250,001 - \$275,000	8	7.84%	49.5	0	5	3	0		
\$275,001 and up	15	14.71%	91.0	2	2	8	3		
Total Active Inventory by Units:				102	73.0	13	57	27	5
Total Active Inventory by Volume:				19,059,052		1.66M	9.19M	6.72M	1.49M
Median Active Inventory Listing Price:				\$174,950		\$76,500	\$164,000	\$225,000	\$276,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2016

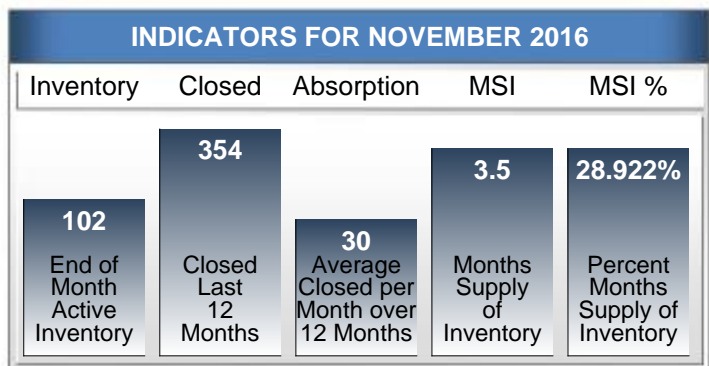
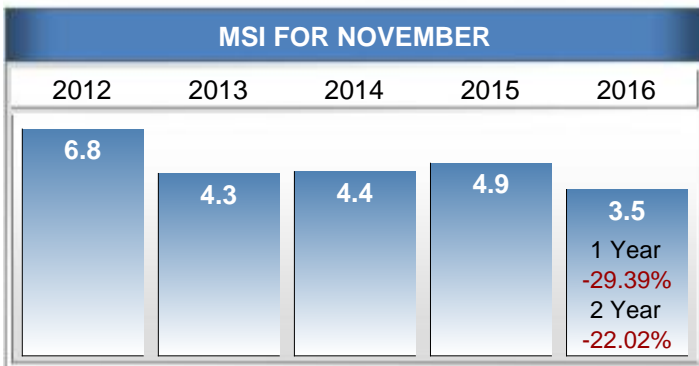
Active Inventory as of Dec 13, 2016



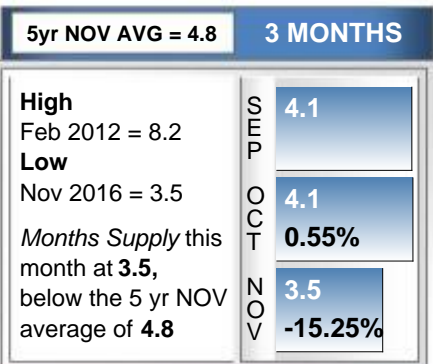
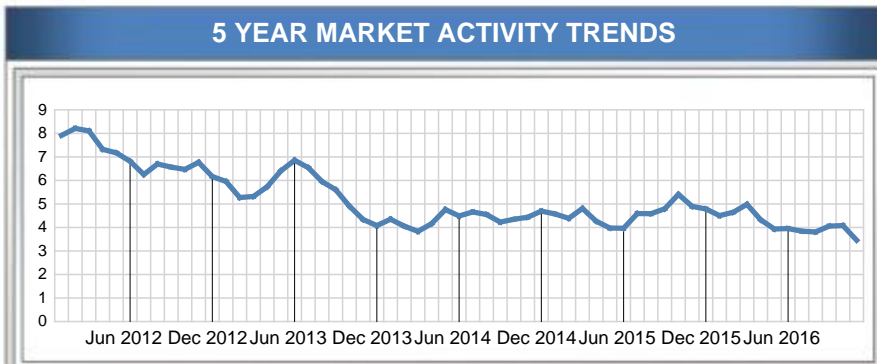
Months Supply of Inventory

Report Produced on: Dec 14, 2016

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	8	7.84%	2.4	2.4	2.7	2.0	0.0
\$50,001 - \$100,000	15	14.71%	3.8	4.0	3.9	6.0	0.0
\$100,001 - \$125,000	5	4.90%	1.7	0.0	1.4	8.0	0.0
\$125,001 - \$200,000	34	33.33%	3.5	18.0	3.2	3.3	0.0
\$200,001 - \$250,000	17	16.67%	2.9	0.0	2.9	3.1	2.4
\$250,001 - \$275,000	8	7.84%	4.4	0.0	7.5	3.6	0.0
\$275,001 and up	15	14.71%	7.8	0.0	3.0	9.6	7.2
MSI:			3.5	3.8	3.1	4.3	3.5
Total Active Inventory:			102	13	57	27	5



Monthly Inventory Analysis

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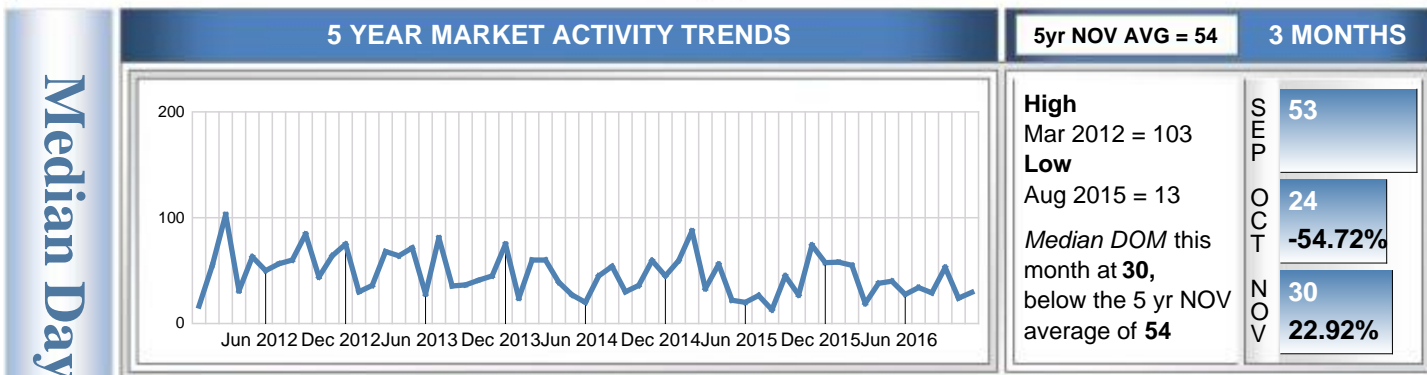
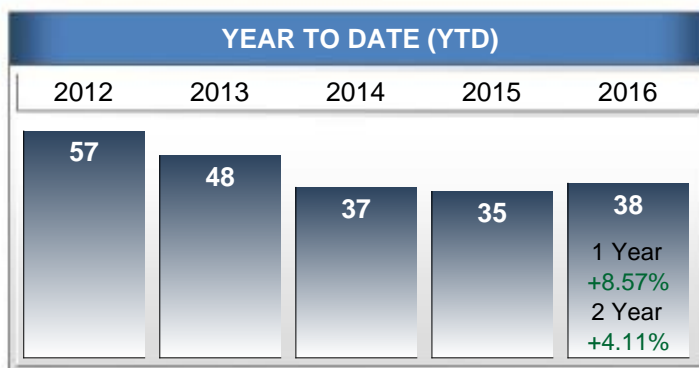
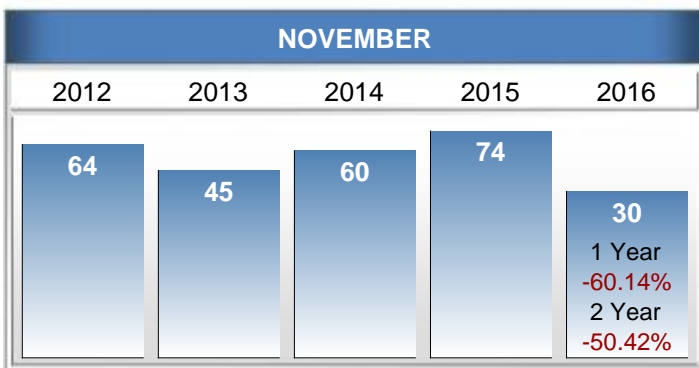
Closed Sales as of Dec 13, 2016



Median Days on Market to Sale

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Area Delimited by Zipcode 73044 - Residential Property Type



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+
\$30,000 and less	2			7.14%	53.0	0.0	53.0	0.0	0.0
\$30,001 - \$70,000	4			14.29%	18.5	7.5	24.0	23.0	0.0
\$70,001 - \$110,000	4			14.29%	49.0	54.0	49.0	0.0	0.0
\$110,001 - \$150,000	6			21.43%	62.0	63.0	61.0	0.0	0.0
\$150,001 - \$180,000	5			17.86%	18.0	0.0	18.0	0.0	0.0
\$180,001 - \$260,000	4			14.29%	94.5	0.0	94.5	0.0	0.0
\$260,001 and up	3			10.71%	35.0	0.0	35.0	0.0	0.0
Median Closed DOM:					29.5	14.0	41.5	23.0	0.0
Total Closed Units:					28	5	22	1	0.0
Total Closed Volume:					3,817,160	403.00K	3.37M	45.00K	0.00B



Monthly Inventory Analysis

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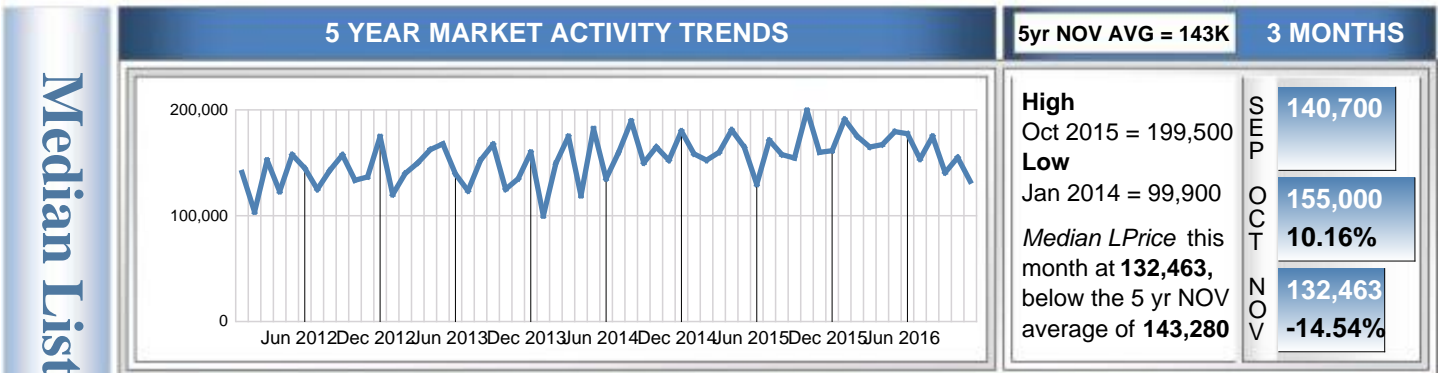
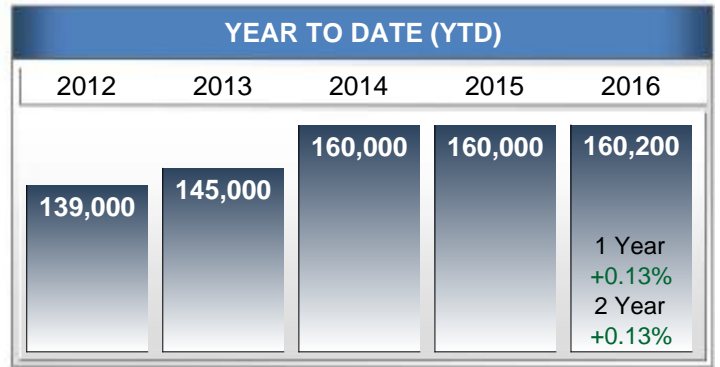
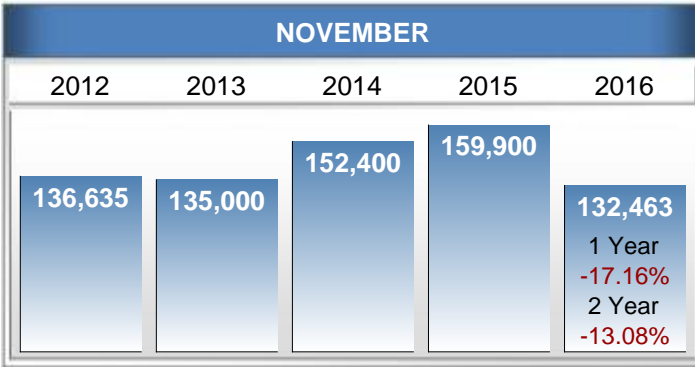
Closed Sales as of Dec 13, 2016



Median List Price at Closing

Report Produced on: Dec 14, 2016

Area Delimited by 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+
\$30,000 and less	2		7.14%	15,200	0	15,200	0	0
\$30,001 - \$70,000	4		14.29%	45,000	45,000	41,080	49,900	0
\$70,001 - \$110,000	4		14.29%	88,750	104,000	77,450	0	0
\$110,001 - \$150,000	6		21.43%	126,950	117,500	128,900	0	0
\$150,001 - \$180,000	5		17.86%	161,500	0	161,500	0	0
\$180,001 - \$260,000	4		14.29%	202,400	0	202,400	0	0
\$260,001 and up	3		10.71%	299,000	0	299,000	0	0
Median List Price:		\$132,463			\$98,500	\$155,750	\$49,900	\$0
Total Closed Units:		28			5	22	1	
Total List Volume:		3,861,006			415.50K	3.40M	49.90K	0.00B



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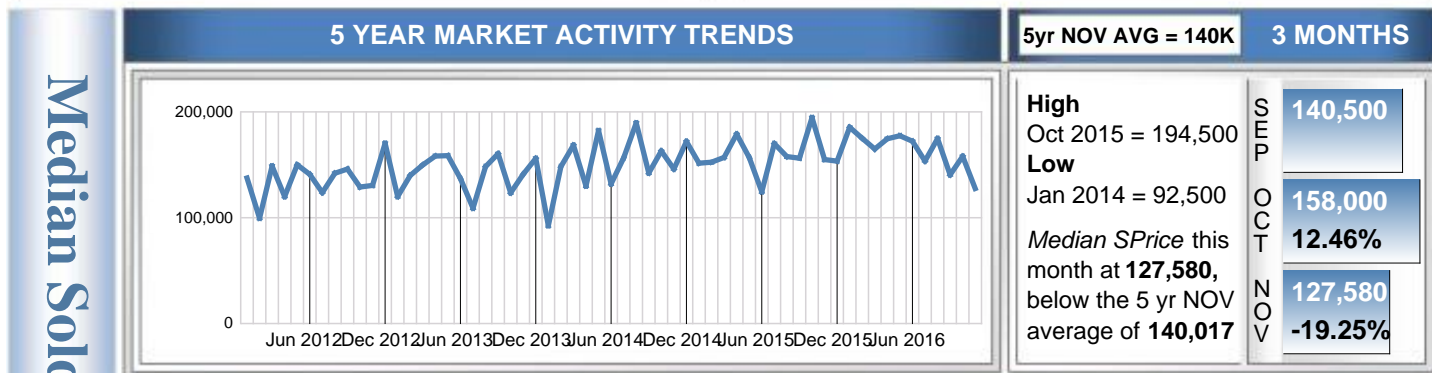
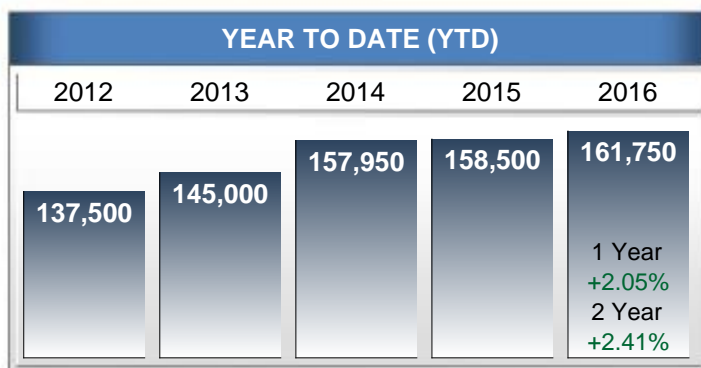
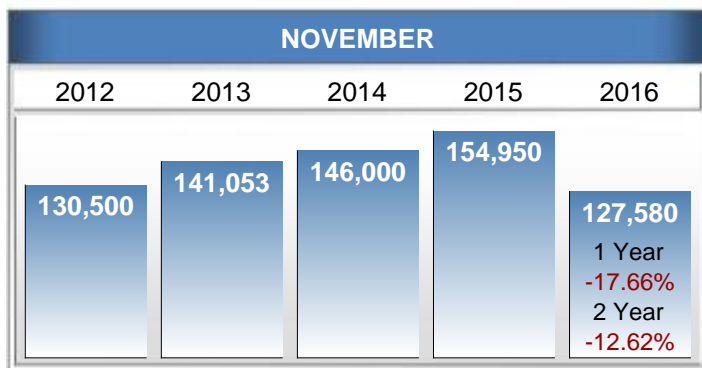
Closed Sales as of Dec 13, 2016



Median Sold Price at Closing

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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+
\$30,000 and less	2			7.14%	14,950	0	14,950	0	0
\$30,001 - \$70,000	4			14.29%	42,250	38,750	43,500	45,000	0
\$70,001 - \$110,000	4			14.29%	88,250	104,000	76,950	0	0
\$110,001 - \$150,000	6			21.43%	121,250	117,500	122,500	0	0
\$150,001 - \$180,000	5			17.86%	161,500	0	161,500	0	0
\$180,001 - \$260,000	4			14.29%	200,950	0	200,950	0	0
\$260,001 and up	3			10.71%	287,500	0	287,500	0	0
Median Closed Price:	\$127,580					\$98,500	\$155,500	\$45,000	\$0
Total Closed Units:	28					5	22	1	0
Total Closed Volume:	3,817,160					403.00K	3.37M	45.00K	0.00B



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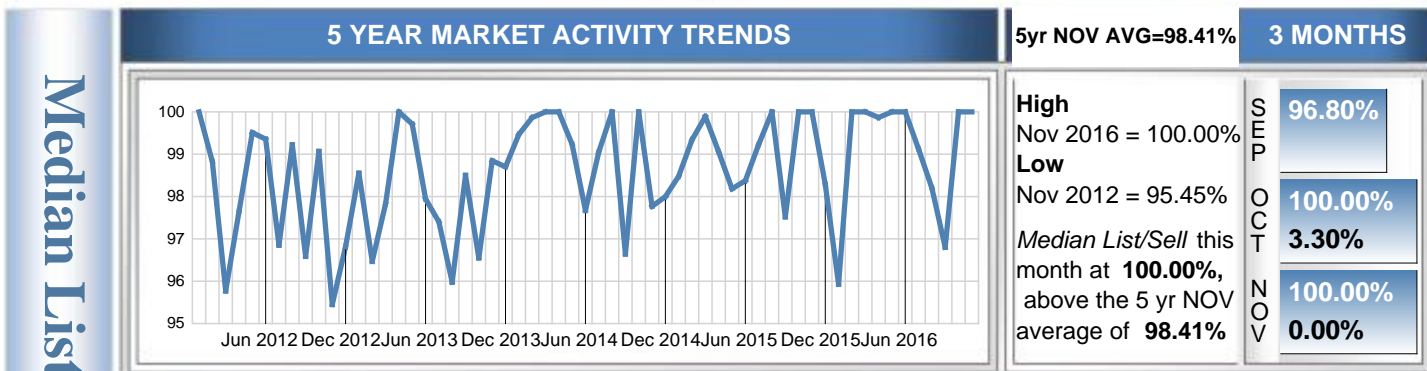
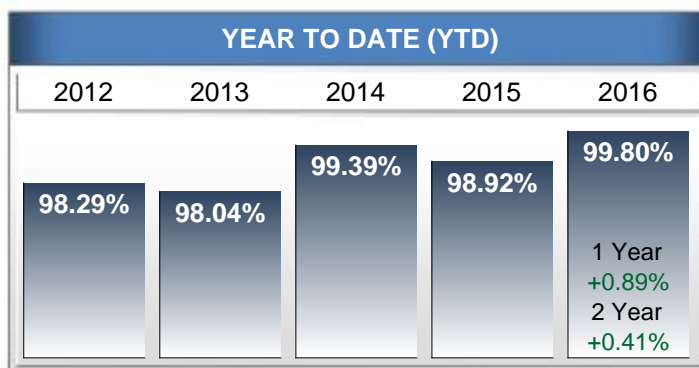
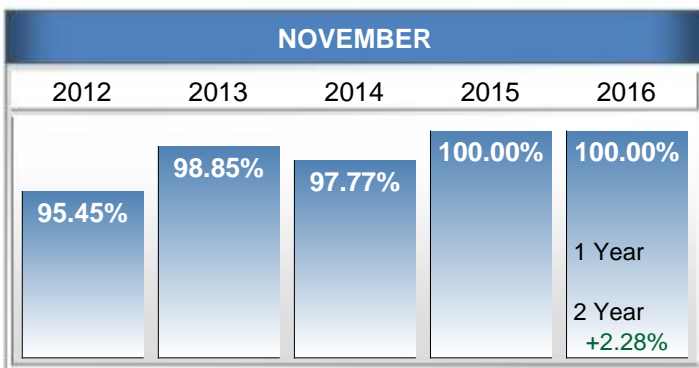
Closed Sales as of Dec 13, 2016



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+
\$30,000 and less	2	7.14%	98.00%	0.00%	98.00%	0.00%	0.00%
\$30,001 \$70,000	4	14.29%	90.65%	86.11%	105.89%	90.18%	0.00%
\$70,001 \$110,000	4	14.29%	100.00%	100.00%	99.37%	0.00%	0.00%
\$110,001 \$150,000	6	21.43%	97.13%	100.00%	96.73%	0.00%	0.00%
\$150,001 \$180,000	5	17.86%	100.00%	0.00%	100.00%	0.00%	0.00%
\$180,001 \$260,000	4	14.29%	100.95%	0.00%	100.95%	0.00%	0.00%
\$260,001 and up	3	10.71%	100.00%	0.00%	100.00%	0.00%	0.00%
Median List/Sell Ratio:	100.00%			100.00%	100.00%	90.18%	0.00%
Total Closed Units:	28			5	22	1	
Total Closed Volume:	3,817,160			403.00K	3.37M	45.00K	0.00B



Monthly Inventory Analysis

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November 2016

Inventory as of Dec 13, 2016



Market Summary

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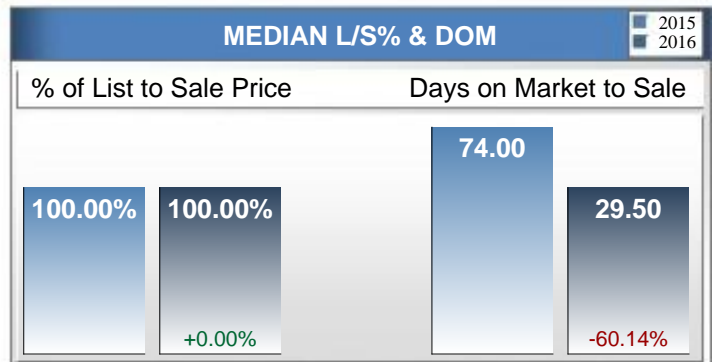
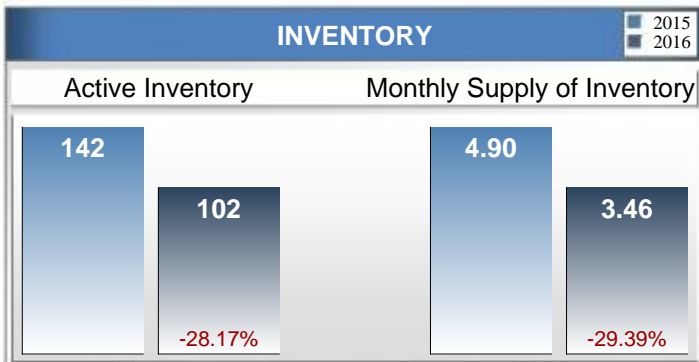
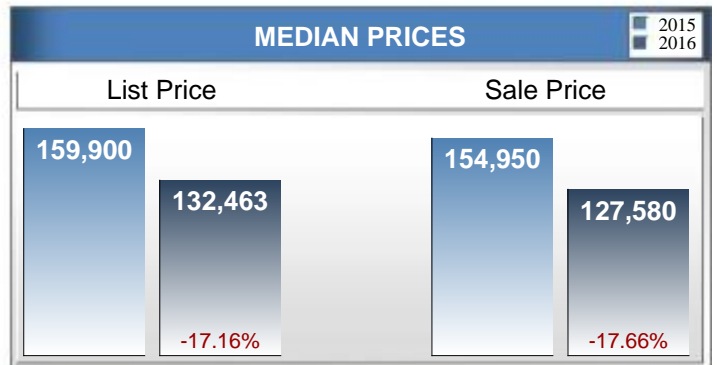
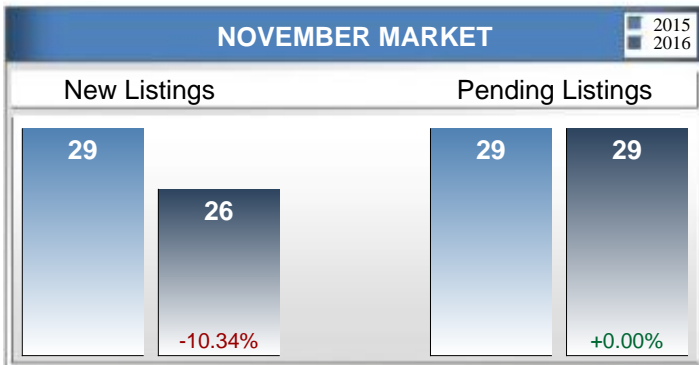
Area Delimited by Zipcode 73044 - Residential Property Type



Absorption: Last 12 months, an Average of 30 Sales/Month

Active Inventory as of November 30, 2016 = 102

	NOVEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	24	28	16.67%	319	322	0.94%
Pending Sales	29	29	0.00%	337	344	2.08%
New Listings	29	26	-10.34%	488	457	-6.35%
Median List Price	159,900	132,463	-17.16%	160,000	160,200	0.13%
Median Sale Price	154,950	127,580	-17.66%	158,500	161,750	2.05%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%	98.92%	99.80%	0.89%
Median Days on Market to Sale	74.00	29.50	-60.14%	35.00	38.00	8.57%
Monthly Inventory	142	102	-28.17%	142	102	-28.17%
Months Supply of Inventory	4.90	3.46	-29.39%	4.90	3.46	-29.39%





November 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

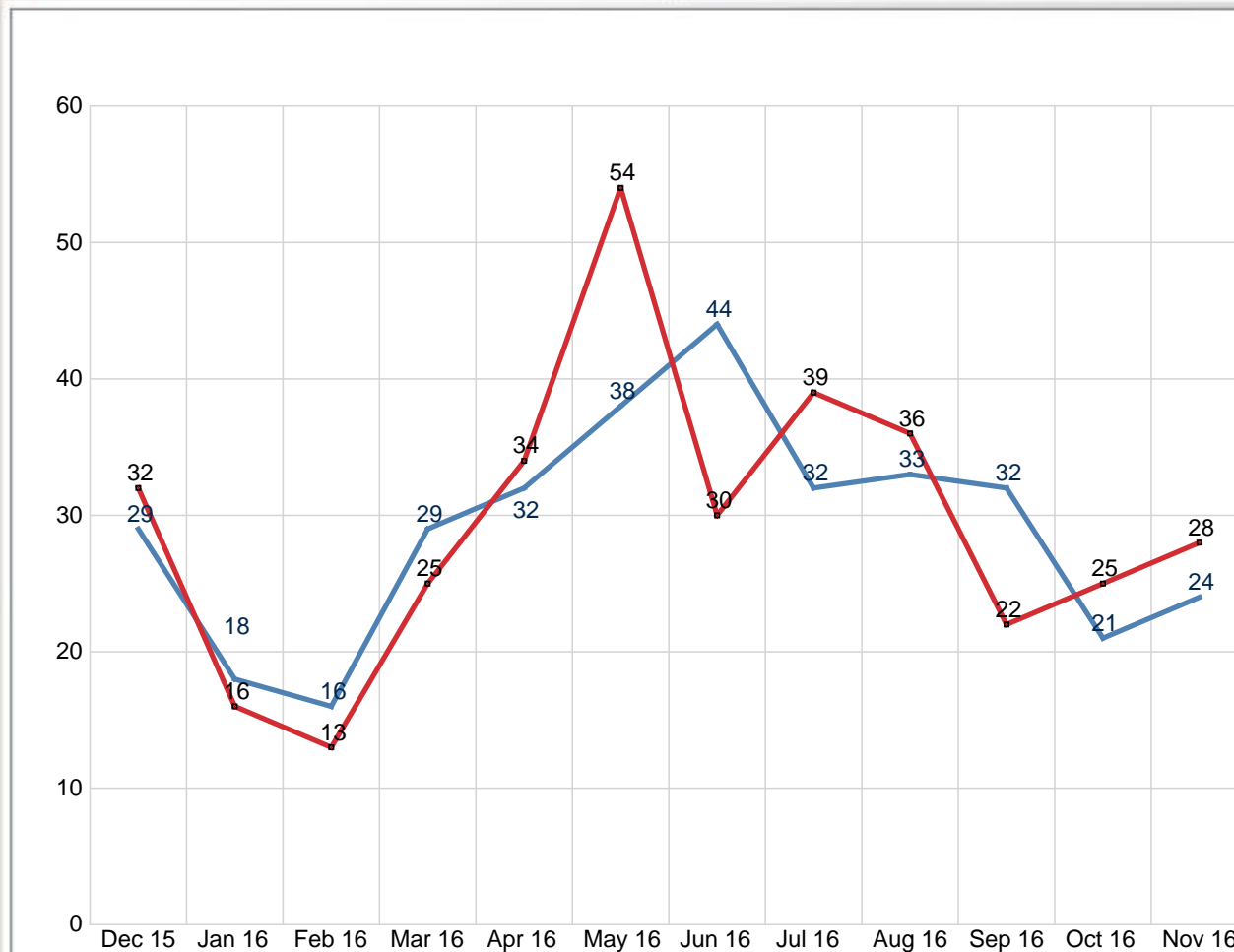
Report Produced on: Dec 14, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

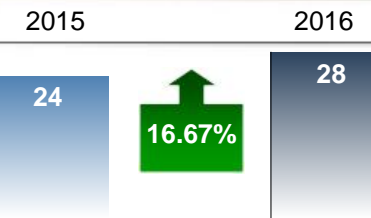
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

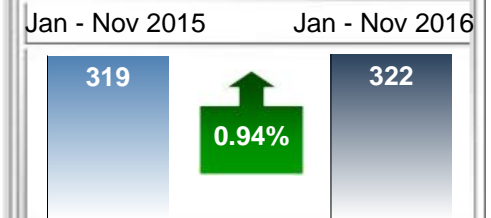


Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

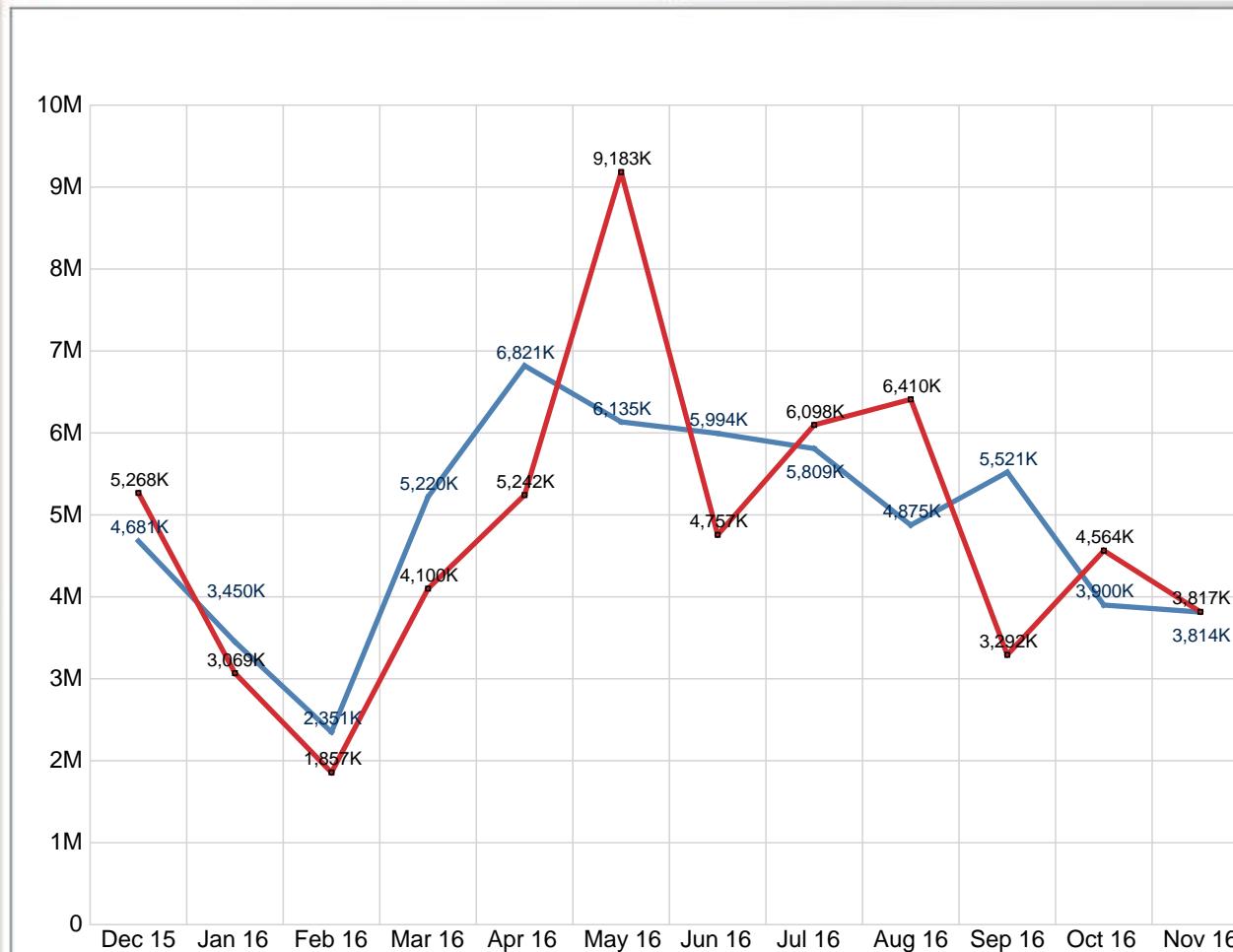
Report Produced on: Dec 14, 2016

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Market Trends

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Comparative Analysis

NOVEMBER

2015	2016
4M	4M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.08%	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
54M	52M
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -2.78%	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
59M	58M
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -1.56%	



November 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

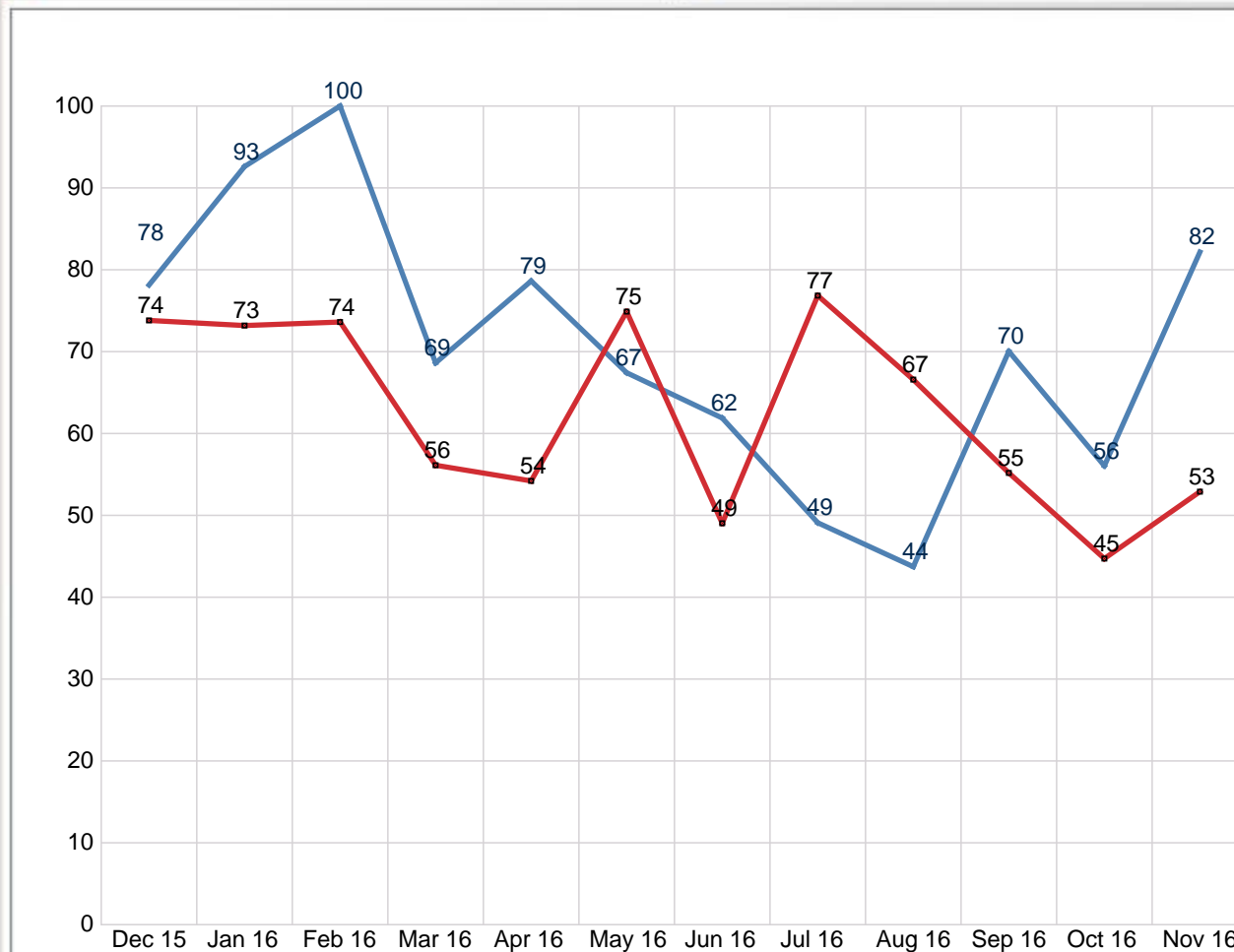
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Dec 14, 2016

Market Trends

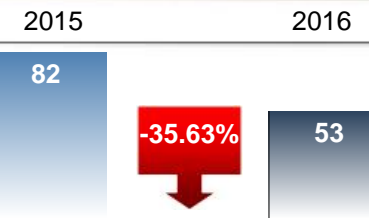
Ready to Buy or Sell Real Estate?
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■ December 2015 - November 2016 (Current Year with Values)
 ■ December 2014 - November 2015 (Previous Year)

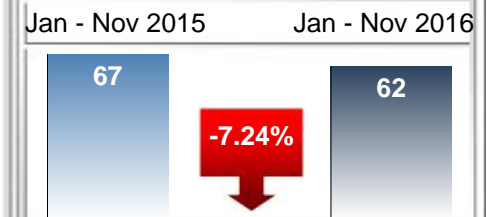


Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

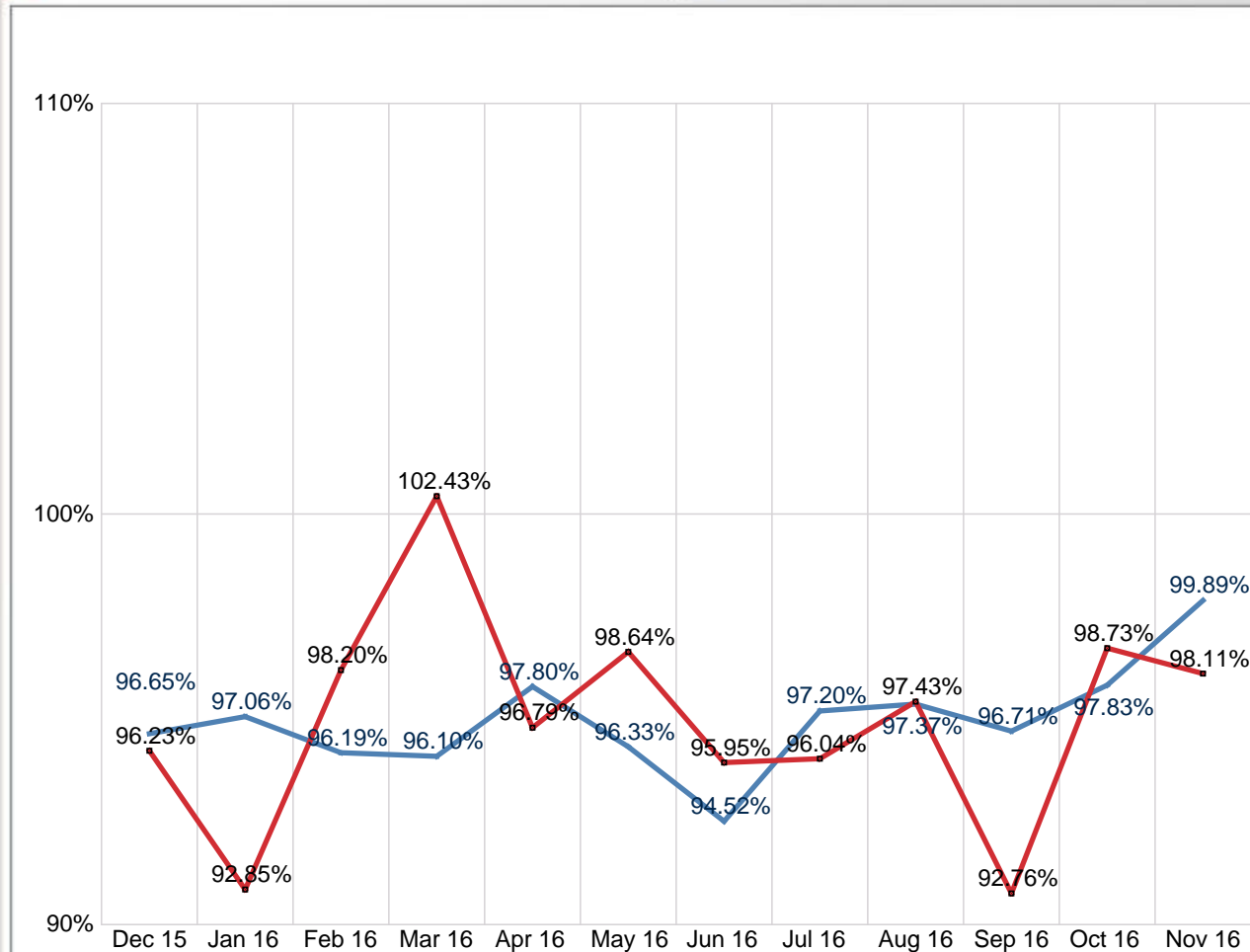
Report Produced on: Dec 14, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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 ■ December 2014 - November 2015 (Previous Year)



Comparative Analysis

NOVEMBER

2015	2016
99.89%	98.11%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-1.78%</div>	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
96.84%	97.29%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.47%</div>	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
96.82%	97.20%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.38%</div>	



November 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

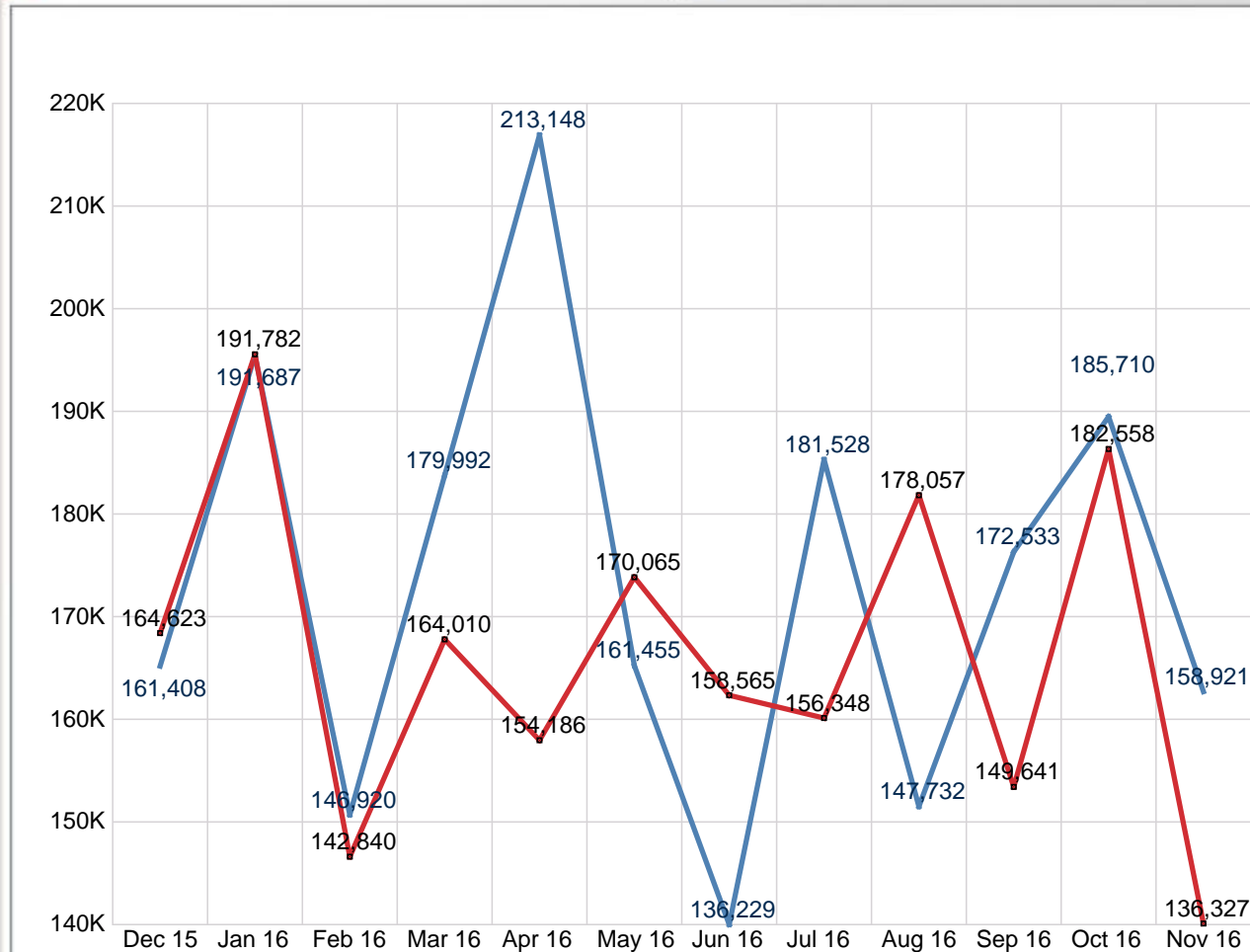
Report Produced on: Dec 14, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ December 2015 - November 2016 (Current Year with Values)
 ■ December 2014 - November 2015 (Previous Year)



Comparative Analysis

NOVEMBER

2015	2016
158,921	136,327
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-14.22%</div> 	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
168,935	162,700
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.69%</div> 	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
168,307	162,873
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.23%</div> 	