



November 2016

Area Delimited by County Of Logan -
Residential Property Type

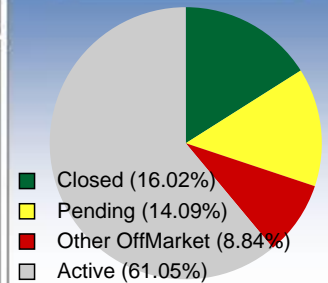


Absorption: Last 12 months, an Average of **62** Sales/Month

Active Inventory as of November 30, 2016 = **221**

	NOVEMBER		
	2015	2016	+/- %
Closed Listings	56	58	3.57%
Pending Listings	55	51	-7.27%
New Listings	71	50	-29.58%
Median List Price	226,750	177,500	-21.72%
Median Sale Price	226,750	177,500	-21.72%
Median Percent of List Price to Selling Price	99.49%	98.63%	-0.86%
Median Days on Market to Sale	74.00	32.50	-56.08%
End of Month Inventory	265	221	-16.60%
Months Supply of Inventory	4.19	3.59	-14.23%

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 **16.60%** to 221 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.59** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **21.72%** in November 2016 to \$177,500 versus the previous year at \$226,750.

Median Days on Market Shortens

The median number of **32.50** days that homes spent on the market before selling decreased by 41.50 days or **56.08%** 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 50 New Listings in November 2016, down **29.58%** from last year at 71. Furthermore, there were 58 Closed Listings this month versus last year at 56, a **3.57%** increase.

Closed versus Listed trends yielded a **116.0%** ratio, up from previous year's, November 2015, at **78.9%**, a **47.07%** 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

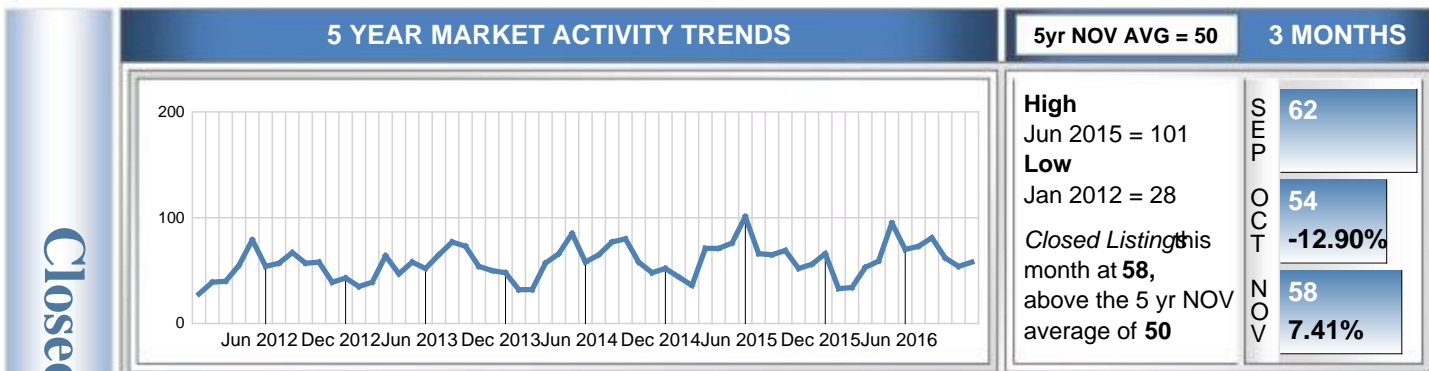
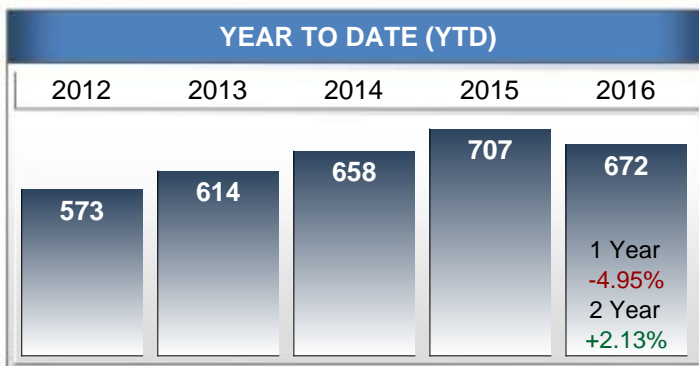
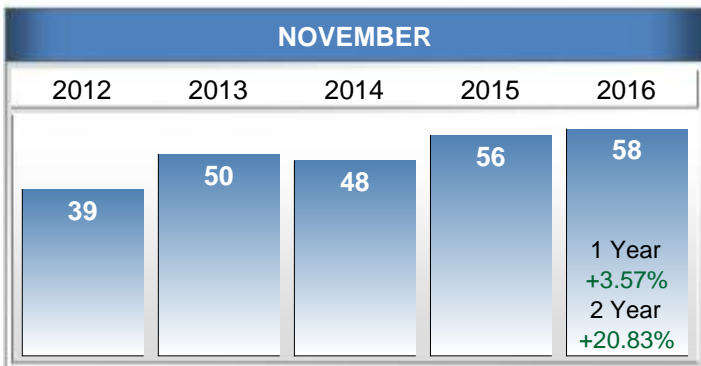
Closed Sales as of Dec 13, 2016



Closed Listings

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - Residential Property Type



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	3	5.17%	19.0	0	3	0	0
\$25,001 - \$100,000	10	17.24%	17.5	3	6	1	0
\$100,001 - \$125,000	6	10.34%	78.0	2	4	0	0
\$125,001 - \$200,000	15	25.86%	18.0	0	13	2	0
\$200,001 - \$275,000	6	10.34%	40.0	0	4	2	0
\$275,001 - \$350,000	11	18.97%	60.0	0	3	6	2
\$350,001 and up	7	12.07%	138.0	0	0	5	2
Total Closed Units: 58				32.5			
Total Closed Volume: 11,454,386				403.00K	4.96M	4.60M	1.49M
Median Closed Price: \$177,500				\$98,500	\$153,000	\$308,250	\$351,500

Closed Listings

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2016

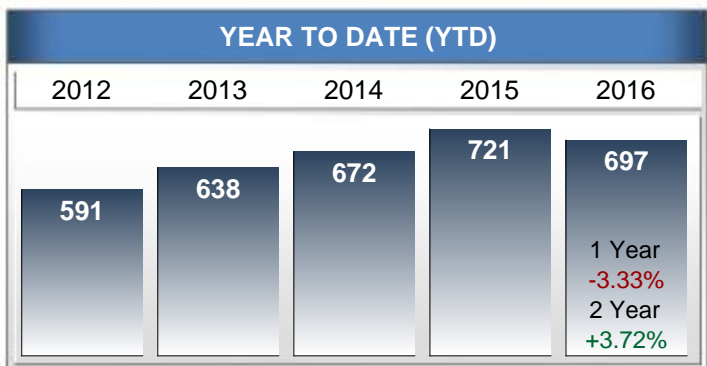
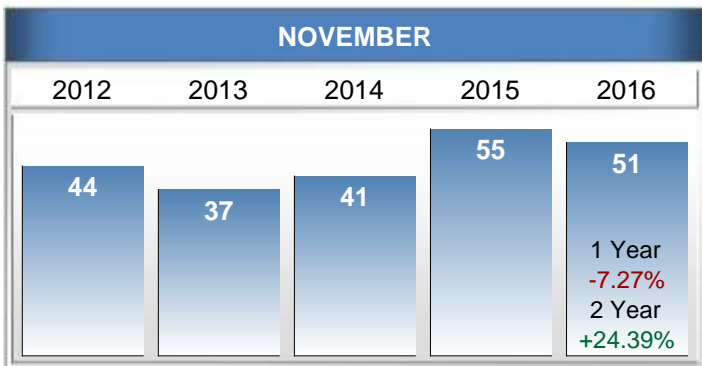
Pending Listings as of Dec 13, 2016



Pending Listings

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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5yr NOV AVG = 46	3 MONTHS
High Apr 2016 = 88 Low Dec 2013 = 29 Pending Listing this month at 51 , above the 5 yr NOV average of 46	SEP 52 OCT 53 1.92% NOV 51 -3.77%

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	3	5.88%	29.0	1	1	1	0
\$75,001 - \$150,000	9	17.65%	48.0	4	3	2	0
\$150,001 - \$175,000	5	9.80%	39.0	1	3	1	0
\$175,001 - \$225,000	13	25.49%	47.0	0	7	4	2
\$225,001 - \$275,000	6	11.76%	33.0	0	2	3	1
\$275,001 - \$375,000	10	19.61%	67.0	0	5	4	1
\$375,001 and up	5	9.80%	73.0	0	1	3	1
Total Pending Units:	51		47.0	6	22	18	5
Total Pending Volume:	11,440,576			615.60K	4.72M	4.62M	1.48M
Median Listing Price:	\$211,800			\$91,450	\$196,500	\$243,700	\$238,700



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

November 2016

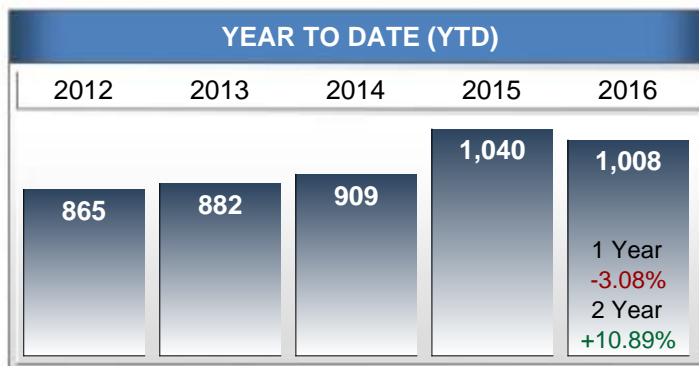
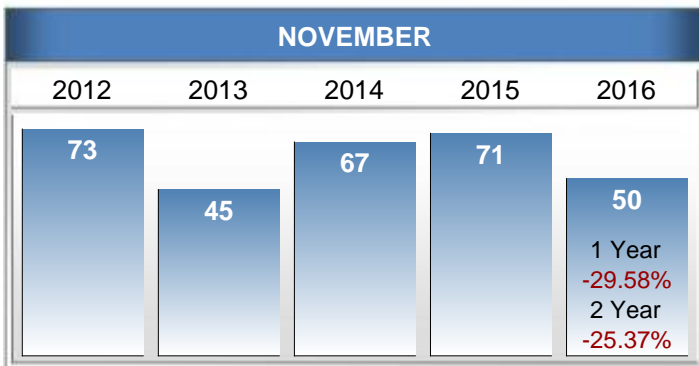
New Listings as of Dec 13, 2016



New Listings

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - Residential Property Type



New Listings

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5yr NOV AVG = 61	3 MONTHS										
High Mar 2015 = 116 Low Nov 2013 = 45 <i>New Listings</i> this month at 50 , below the 5 yr NOV average of 61	<table border="1"> <tr> <td>SEP</td> <td>93</td> </tr> <tr> <td>OCT</td> <td>86</td> </tr> <tr> <td>NOV</td> <td>50</td> </tr> <tr> <td colspan="2">-7.53%</td> </tr> <tr> <td colspan="2">-41.86%</td> </tr> </table>	SEP	93	OCT	86	NOV	50	-7.53%		-41.86%	
SEP	93										
OCT	86										
NOV	50										
-7.53%											
-41.86%											

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	4	8.00%	1	2	1	0
\$75,001 - \$125,000	6	12.00%	1	4	1	0
\$125,001 - \$150,000	5	10.00%	1	4	0	0
\$150,001 - \$225,000	15	30.00%	1	10	4	0
\$225,001 - \$275,000	6	12.00%	0	3	3	0
\$275,001 - \$375,000	9	18.00%	0	0	9	0
\$375,001 and up	5	10.00%	0	1	4	0
Total New Listed Units:			4	24	22	
Total New Listed Volume:			461.40K	4.55M	6.15M	0.00B
Median New Listed Listing Price:			\$113,250	\$170,900	\$289,400	\$0

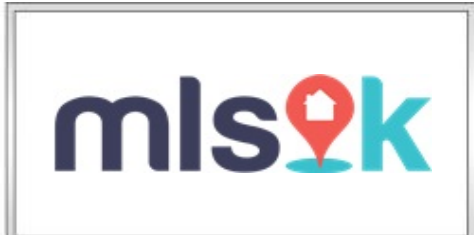


Monthly Inventory Analysis

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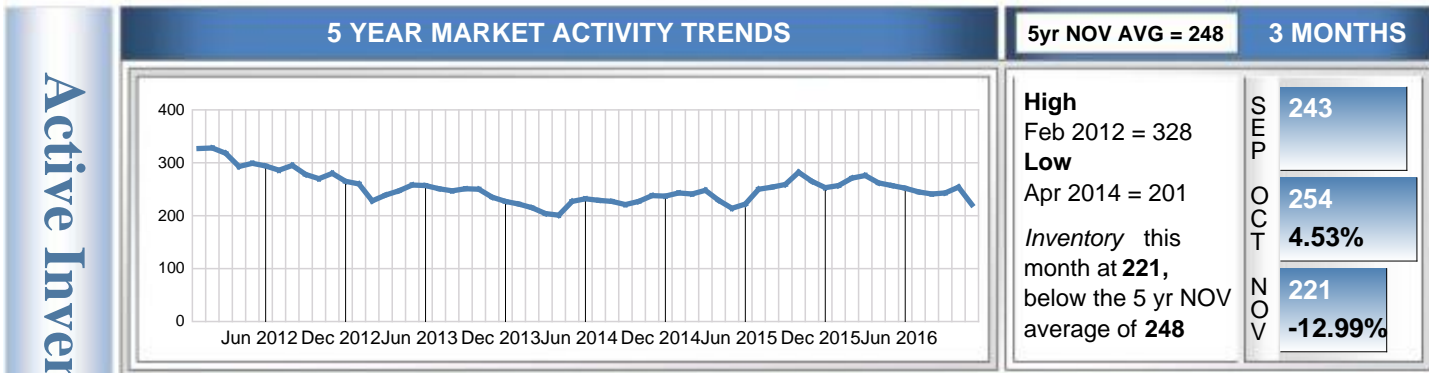
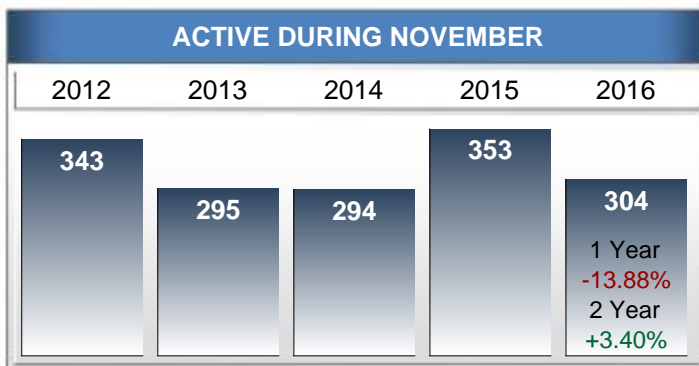
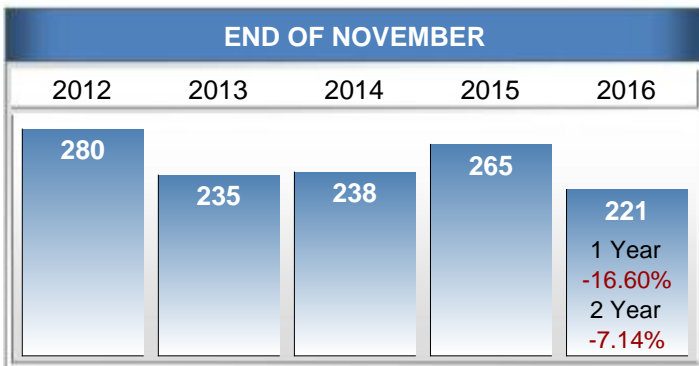
Active Inventory as of Dec 13, 2016



Active Inventory

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	18	8.14%	50.0	7	10	1	0		
\$75,001 - \$125,000	19	8.60%	89.0	6	10	3	0		
\$125,001 - \$175,000	34	15.38%	76.5	3	21	9	1		
\$175,001 - \$275,000	62	28.05%	79.0	1	39	21	1		
\$275,001 - \$325,000	38	17.19%	75.5	1	12	22	3		
\$325,001 - \$400,000	26	11.76%	84.0	1	2	20	3		
\$400,001 and up	24	10.86%	107.0	0	3	16	5		
Total Active Inventory by Units:				221	78.0	19	97	92	13
Total Active Inventory by Volume:				59,666,158		2.21M	19.45M	32.33M	5.68M
Median Active Inventory Listing Price:				\$235,000		\$80,000	\$195,264	\$295,000	\$375,000



Monthly Inventory Analysis

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November 2016

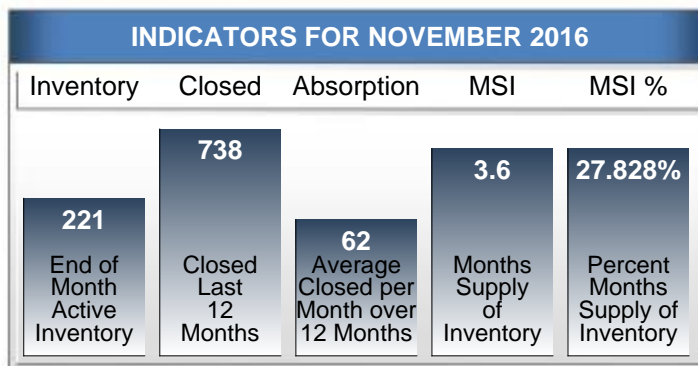
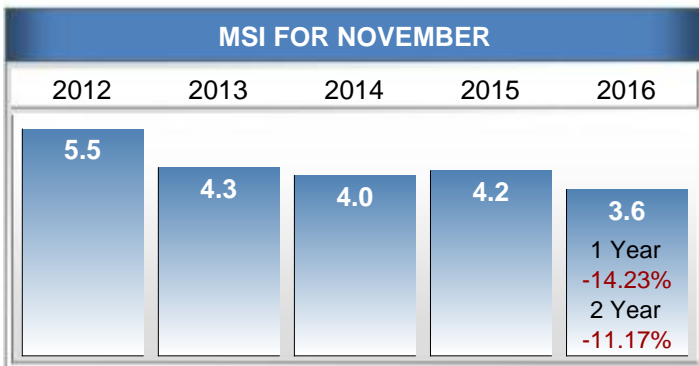
Active Inventory as of Dec 13, 2016



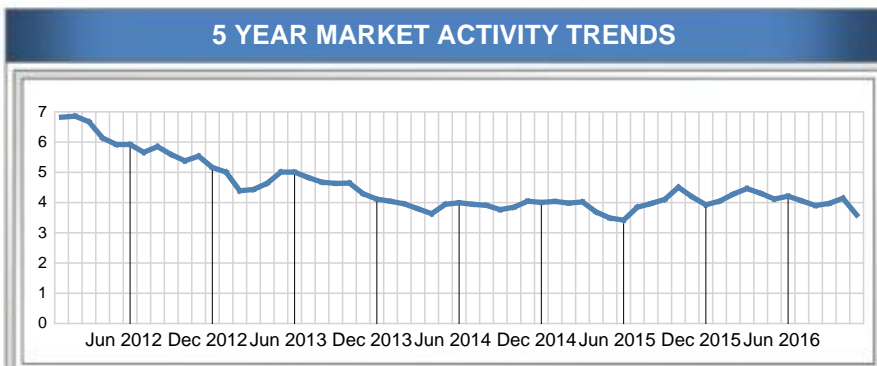
Months Supply of Inventory

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - Residential Property Type



Months Supply
Ready to Buy or Sell Real Estate?
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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	18		8.14%	2.3	3.0	2.4	1.0	0.0
\$75,001 - \$125,000	19		8.60%	2.7	4.0	2.1	5.1	0.0
\$125,001 - \$175,000	34		15.38%	3.9	9.0	3.0	6.8	12.0
\$175,001 - \$275,000	62		28.05%	3.0	12.0	3.7	2.3	1.1
\$275,001 - \$325,000	38		17.19%	5.0	12.0	5.3	4.6	5.1
\$325,001 - \$400,000	26		11.76%	5.3	0.0	2.0	5.9	6.0
\$400,001 and up	24		10.86%	5.0	0.0	4.0	4.7	7.5
MSI:				3.6	4.4	3.2	3.9	4.2
Total Active Inventory:				221	19	97	92	13



Monthly Inventory Analysis

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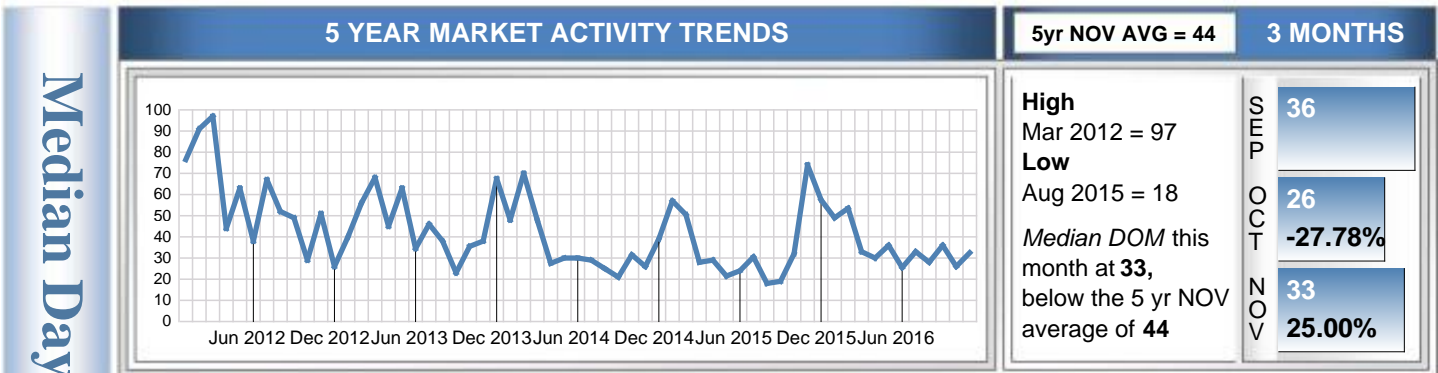
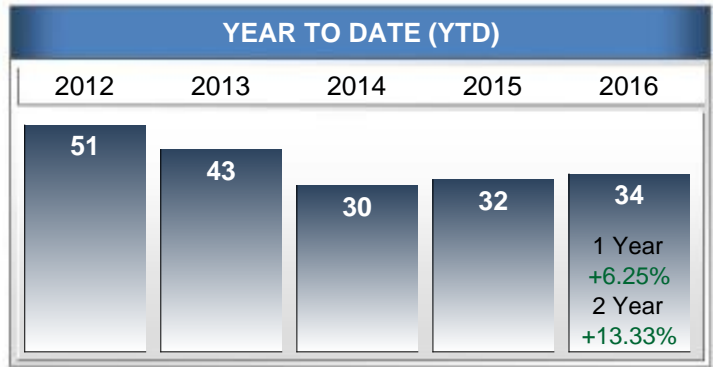
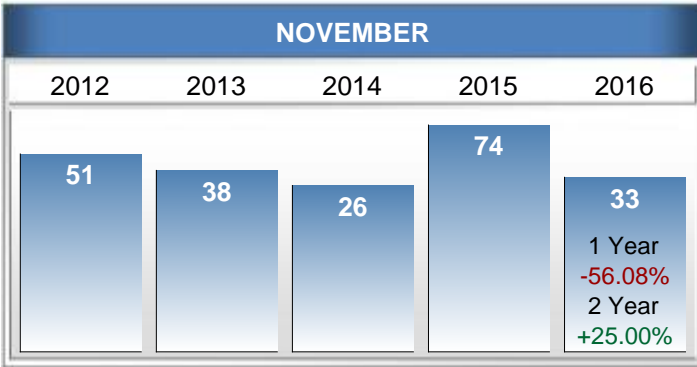
Closed Sales as of Dec 13, 2016



Median Days on Market to Sale

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - Residential Property Type



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+
\$25,000 and less	3			5.17%	19.0	0.0	19.0	0.0	0.0
\$25,001 - \$100,000	10			17.24%	17.5	3.0	22.5	23.0	0.0
\$100,001 - \$125,000	6			10.34%	78.0	84.0	78.0	0.0	0.0
\$125,001 - \$200,000	15			25.86%	18.0	0.0	18.0	18.0	0.0
\$200,001 - \$275,000	6			10.34%	40.0	0.0	68.5	8.5	0.0
\$275,001 - \$350,000	11			18.97%	60.0	0.0	69.0	55.5	36.0
\$350,001 and up	7			12.07%	138.0	0.0	0.0	138.0	134.5
Median Closed DOM:					32.5	14.0	35.0	27.5	67.5
Total Closed Units:					58	5	33	16	4
Total Closed Volume:					11,454,386	403.00K	4.96M	4.60M	1.49M



Monthly Inventory Analysis

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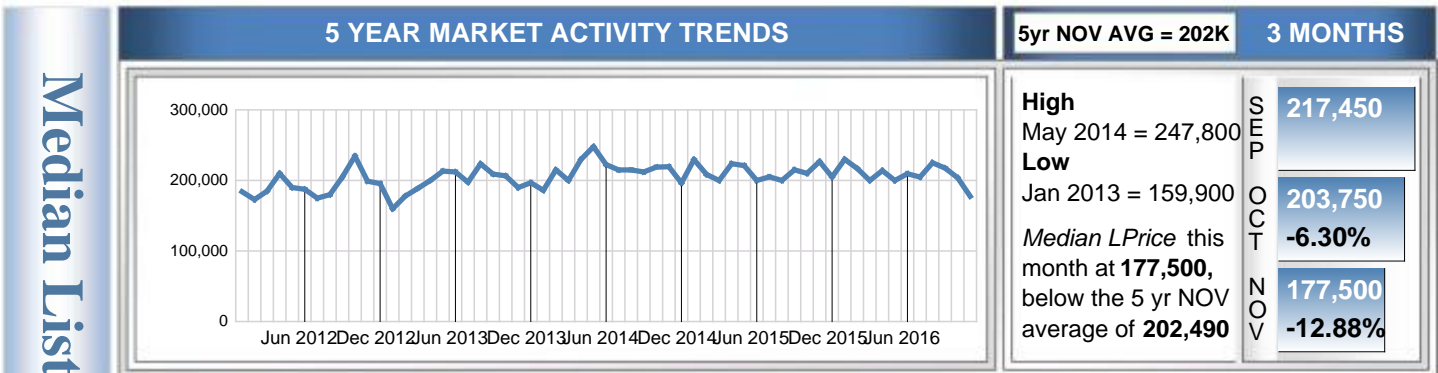
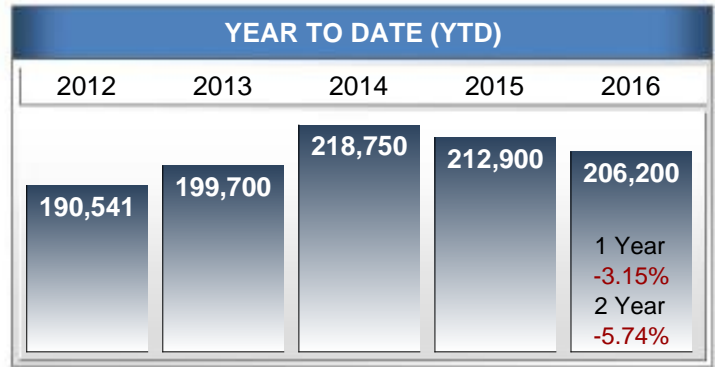
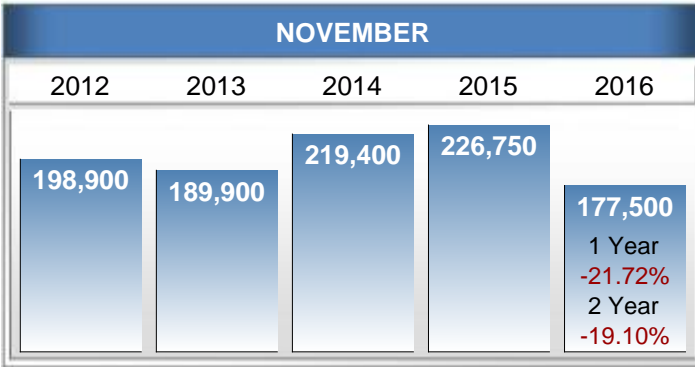
Closed Sales as of Dec 13, 2016



Median List Price at Closing

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - Residential Property Type



Median List Price

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

MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	3		5.17%	17,900	0	17,900	0	0
\$25,001 - \$100,000	10		17.24%	62,450	45,000	75,450	49,900	0
\$100,001 - \$125,000	4		6.90%	118,250	113,500	122,000	0	0
\$125,001 - \$200,000	17		29.31%	156,500	0	161,500	155,000	0
\$200,001 - \$275,000	6		10.34%	222,450	0	222,450	218,500	0
\$275,001 - \$350,000	11		18.97%	299,900	0	299,450	314,000	307,500
\$350,001 and up	7		12.07%	399,900	0	353,000	412,000	457,450
Median List Price:		\$177,500			\$98,500	\$155,000	\$306,000	\$364,950
Total Closed Units:		58			5	33	16	4
Total List Volume:		11,607,932			415.50K	5.04M	4.62M	1.53M



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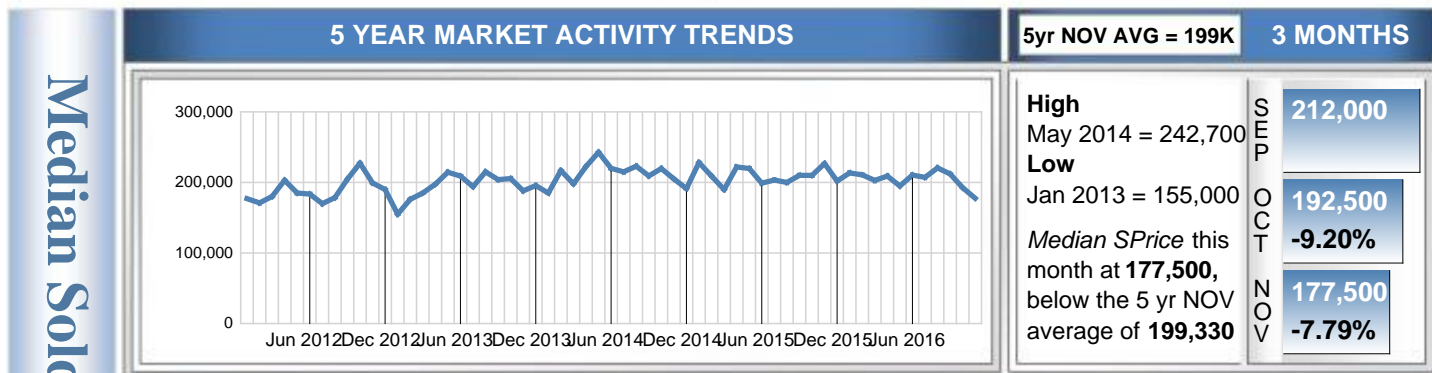
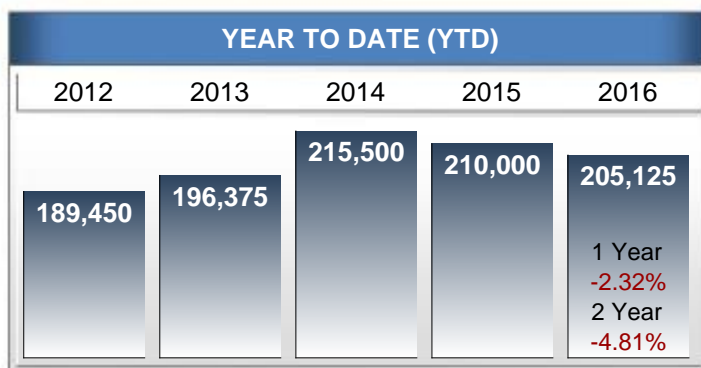
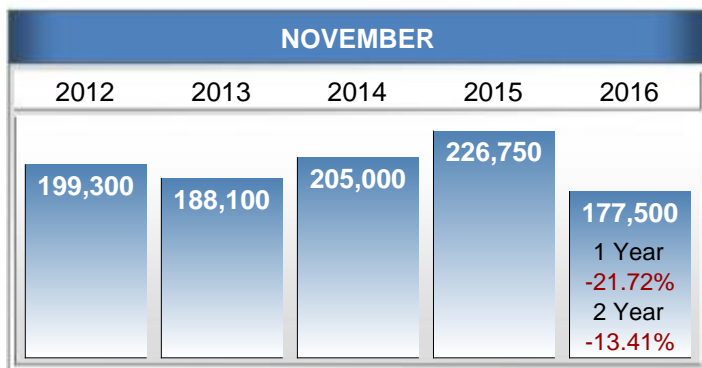
Closed Sales as of Dec 13, 2016



Median Sold Price at Closing

Report Produced on: Dec 14, 2016

Area Delimited by County Of Logan - 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+
\$25,000 and less	3		5.17%	17,100	0	17,100	0	0
\$25,001 - \$100,000	10		17.24%	55,000	41,000	70,450	45,000	0
\$100,001 - \$125,000	6		10.34%	118,500	113,500	119,500	0	0
\$125,001 - \$200,000	15		25.86%	172,000	0	175,000	161,000	0
\$200,001 - \$275,000	6		10.34%	221,000	0	223,500	214,500	0
\$275,001 - \$350,000	11		18.97%	302,500	0	299,000	308,250	300,500
\$350,001 and up	7		12.07%	383,000	0	0	377,000	442,750
Median Closed Price:	\$177,500				\$98,500	\$153,000	\$308,250	\$351,500
Total Closed Units:	58				5	33	16	4
Total Closed Volume:	11,454,386				403.00K	4.96M	4.60M	1.49M



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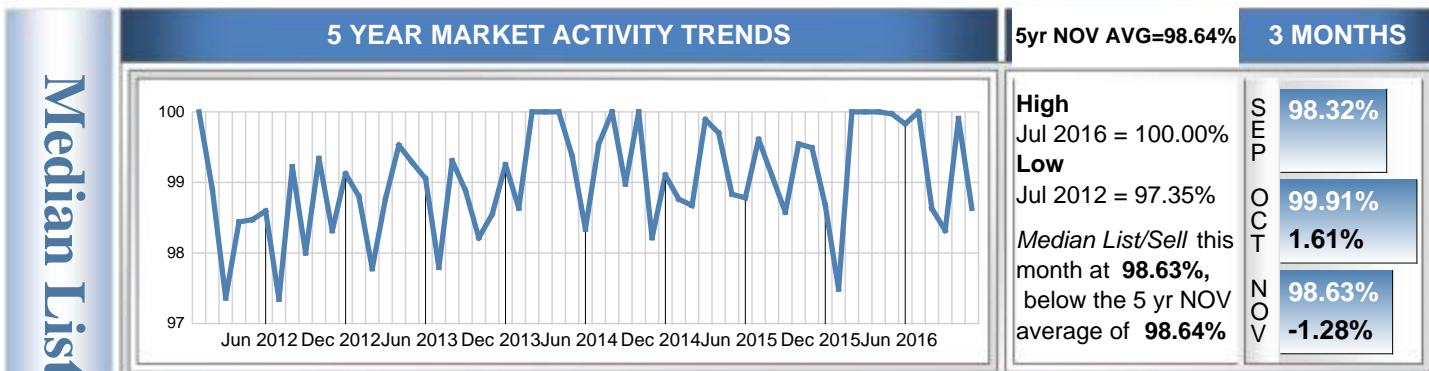
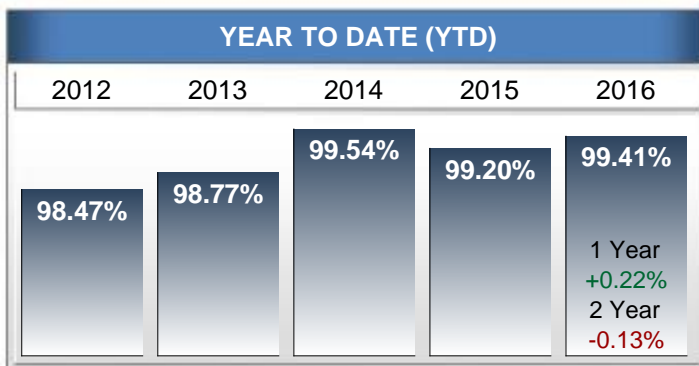
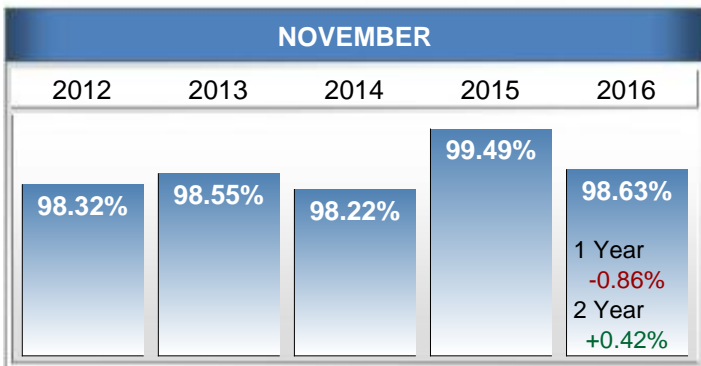
Closed Sales as of Dec 13, 2016



Median Percent of List Price to Selling Price

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Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

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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+
\$25,000 and less	3	5.17%	96.00%	0.00%	96.00%	0.00%	0.00%
\$25,001 - \$100,000	10	17.24%	96.60%	91.11%	99.37%	90.18%	0.00%
\$100,001 - \$125,000	6	10.34%	98.00%	100.00%	95.52%	0.00%	0.00%
\$125,001 - \$200,000	15	25.86%	97.55%	0.00%	97.55%	103.87%	0.00%
\$200,001 - \$275,000	6	10.34%	100.00%	0.00%	100.47%	98.15%	0.00%
\$275,001 - \$350,000	11	18.97%	100.00%	0.00%	98.58%	100.00%	97.78%
\$350,001 and up	7	12.07%	97.80%	0.00%	0.00%	100.00%	96.67%
Median List/Sell Ratio:	98.63%			100.00%	98.58%	100.00%	97.27%
Total Closed Units:	58			5	33	16	4
Total Closed Volume:	11,454,386			403.00K	4.96M	4.60M	1.49M



Monthly Inventory Analysis

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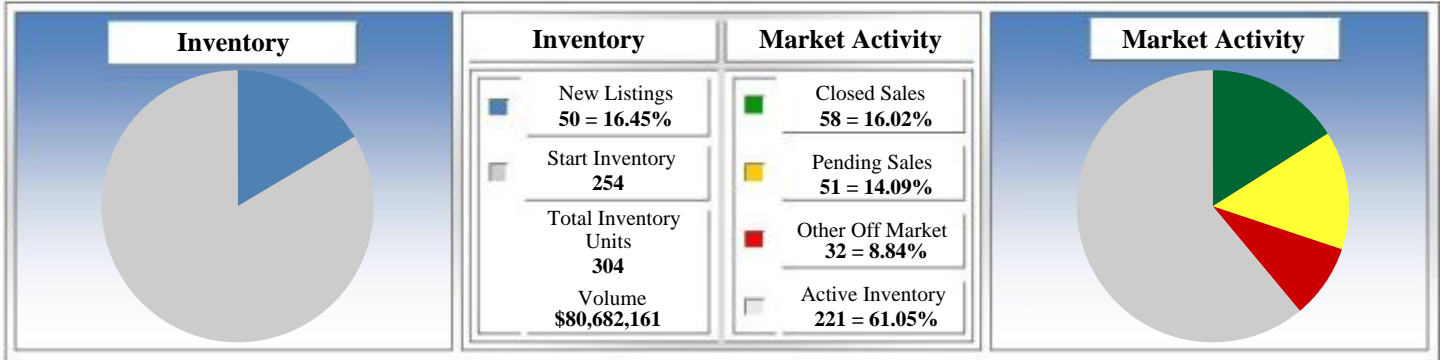
Inventory as of Dec 13, 2016



Market Summary

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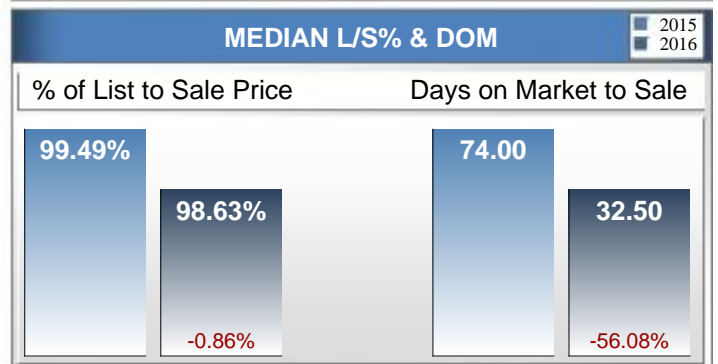
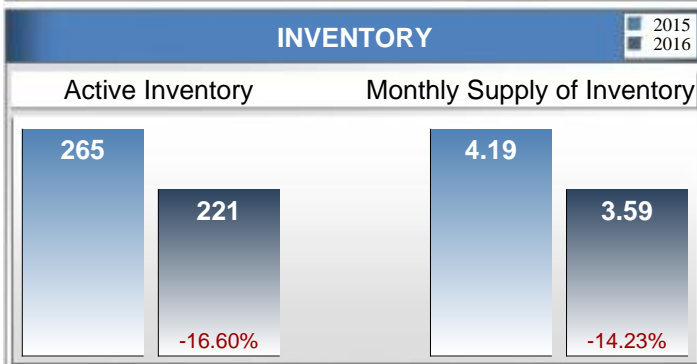
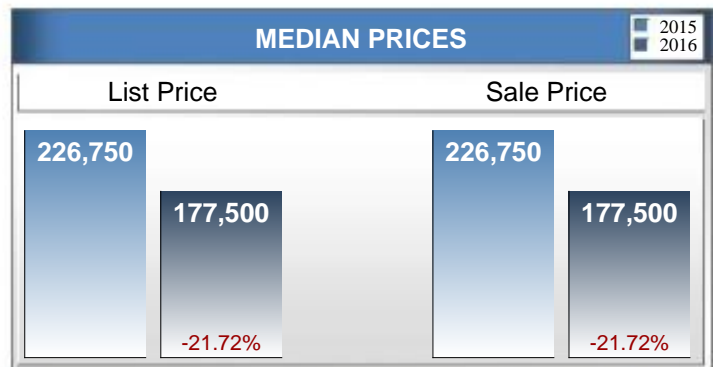
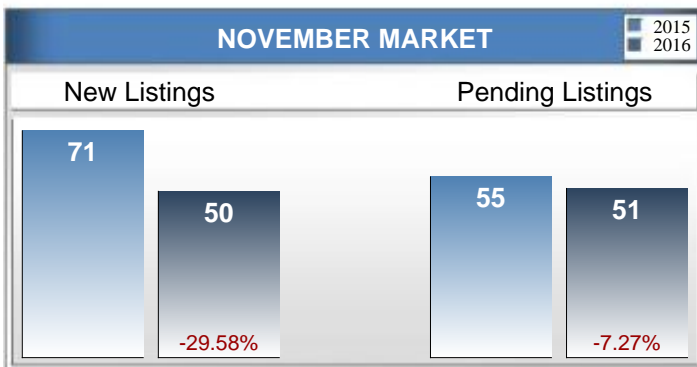
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 62 Sales/Month

Active Inventory as of November 30, 2016 = 221

	NOVEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	56	58	3.57%	707	672	-4.95%
Pending Sales	55	51	-7.27%	721	697	-3.33%
New Listings	71	50	-29.58%	1,040	1,008	-3.08%
Median List Price	226,750	177,500	-21.72%	212,900	206,200	-3.15%
Median Sale Price	226,750	177,500	-21.72%	210,000	205,125	-2.32%
Median Percent of List Price to Selling Price	99.49%	98.63%	-0.86%	99.20%	99.41%	0.22%
Median Days on Market to Sale	74.00	32.50	-56.08%	32.00	34.00	6.25%
Monthly Inventory	265	221	-16.60%	265	221	-16.60%
Months Supply of Inventory	4.19	3.59	-14.23%	4.19	3.59	-14.23%





November 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

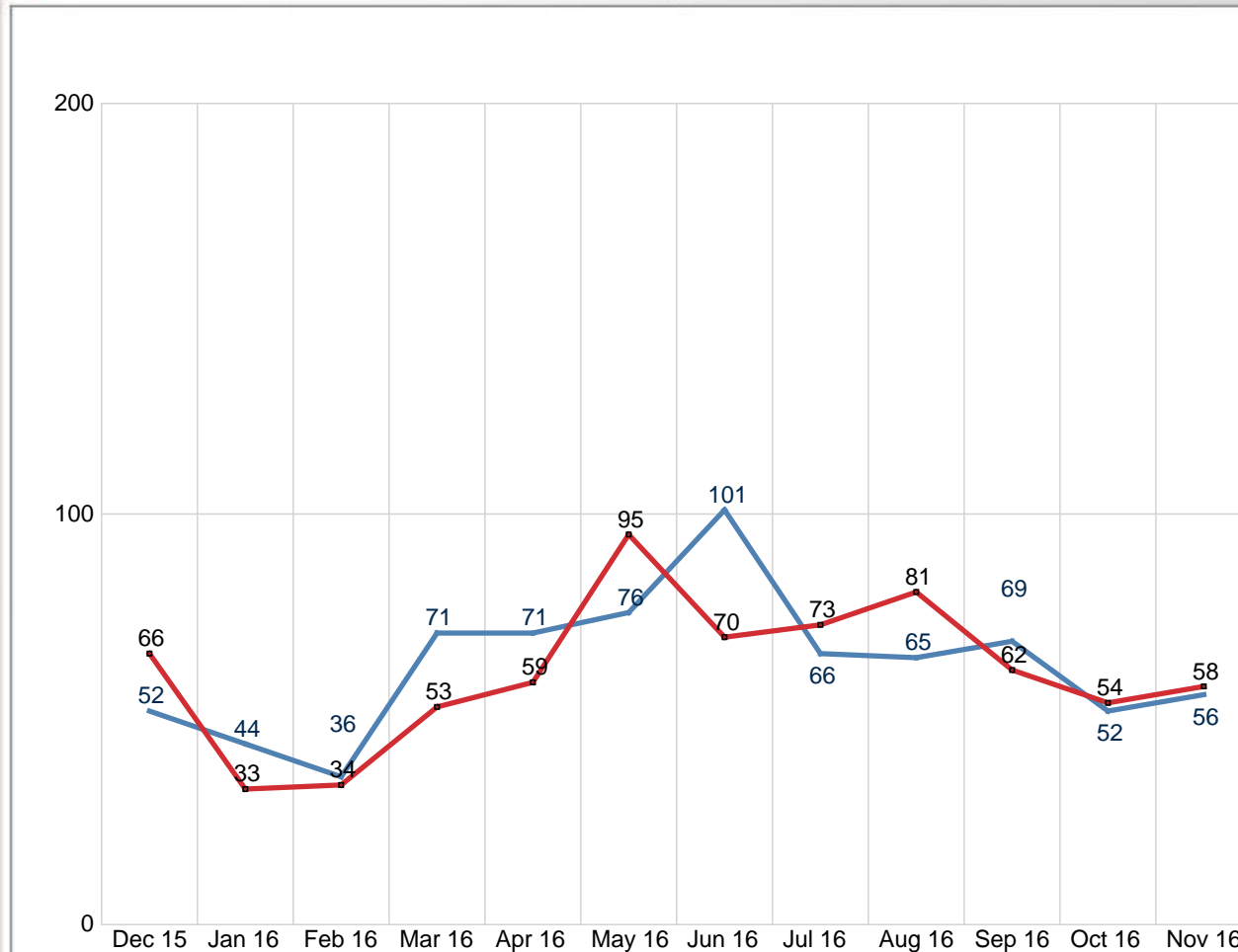
Report Produced on: Dec 14, 2016

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
56	58
<div style="color: green; font-size: 2em;">↑</div> 3.57%	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
707	672
<div style="color: red; font-size: 2em;">↓</div> -4.95%	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
759	738
<div style="color: red; font-size: 2em;">↓</div> -2.77%	



November 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

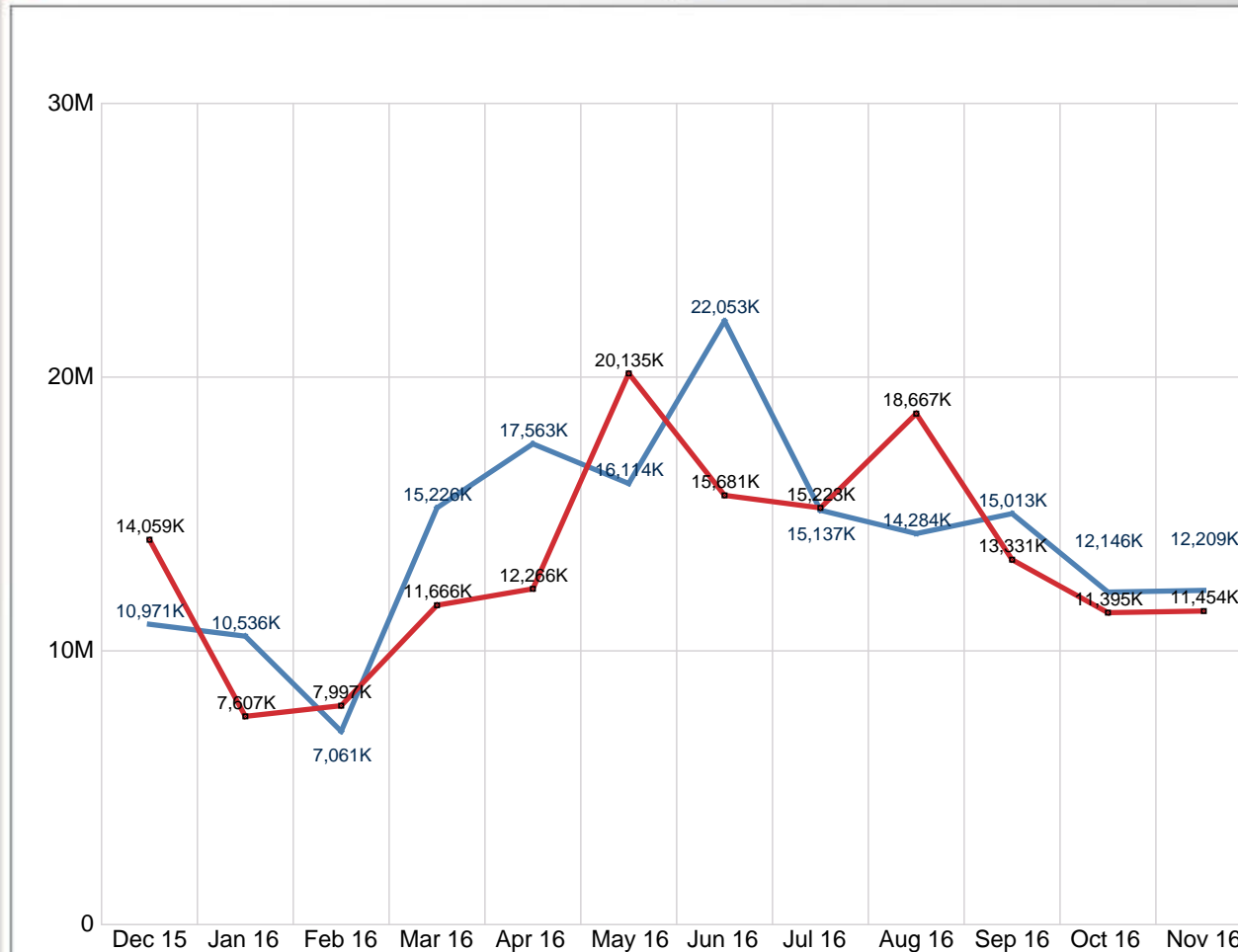
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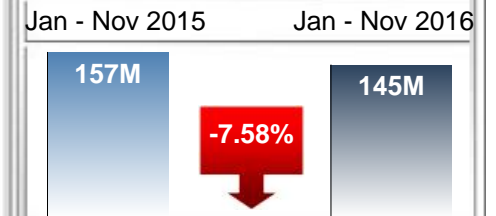


Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

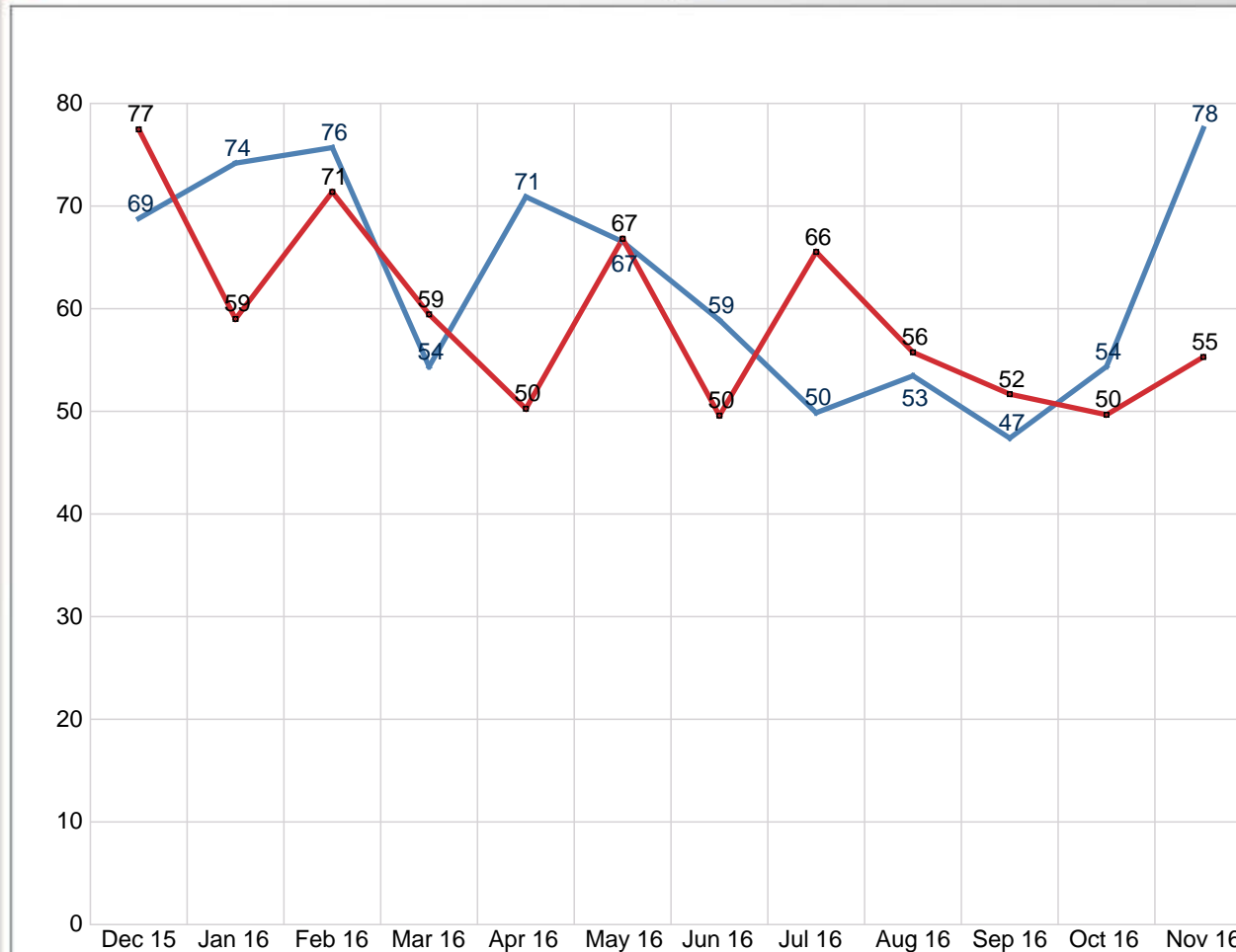
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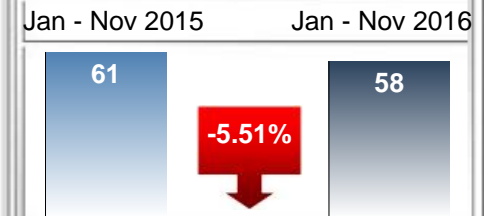


Comparative Analysis

NOVEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





November 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

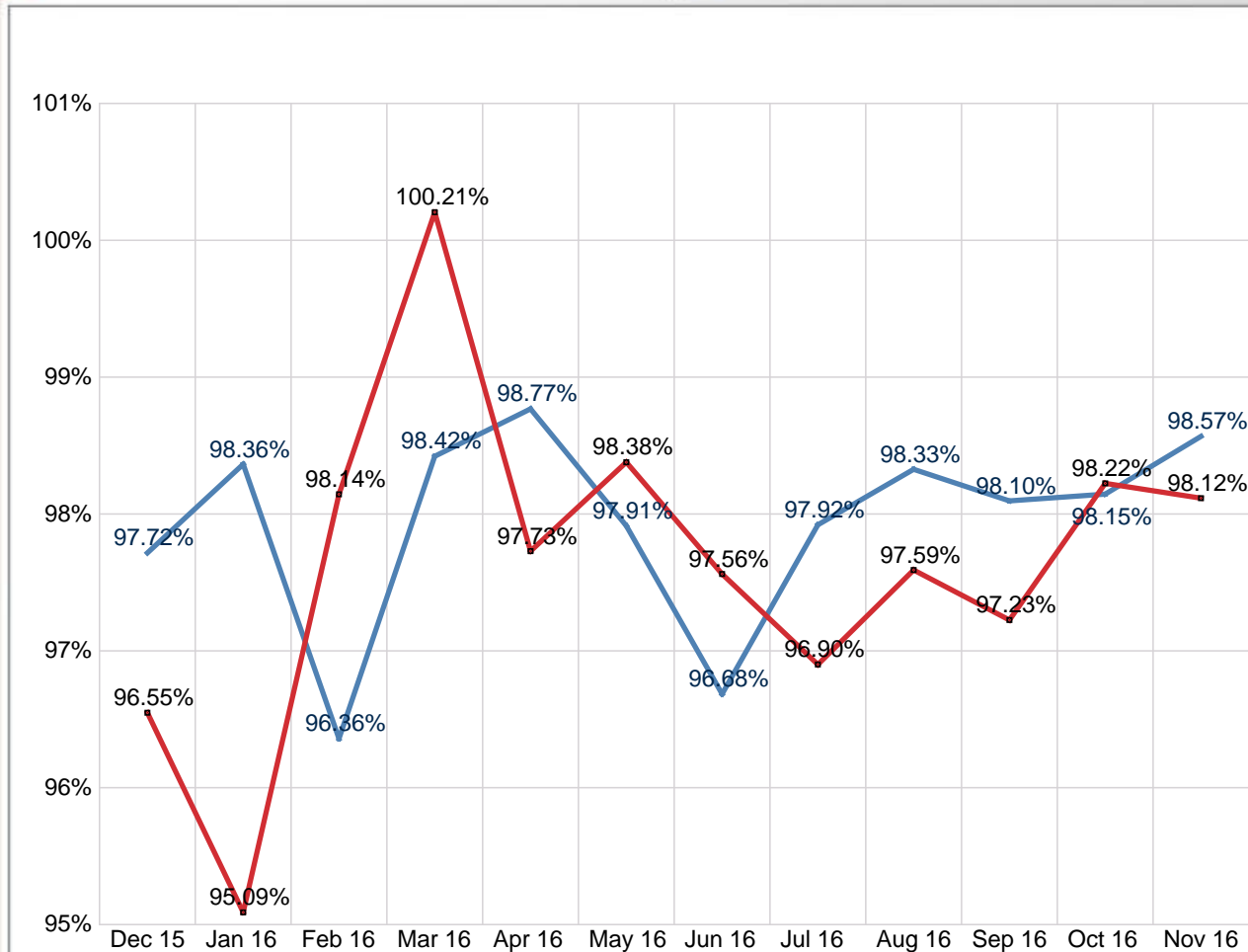
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Market Trends

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



Comparative Analysis

NOVEMBER

2015	2016
98.57%	98.12%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.46%</div> 	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
97.95%	97.81%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.14%</div> 	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
97.93%	97.70%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.24%</div> 	



November 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

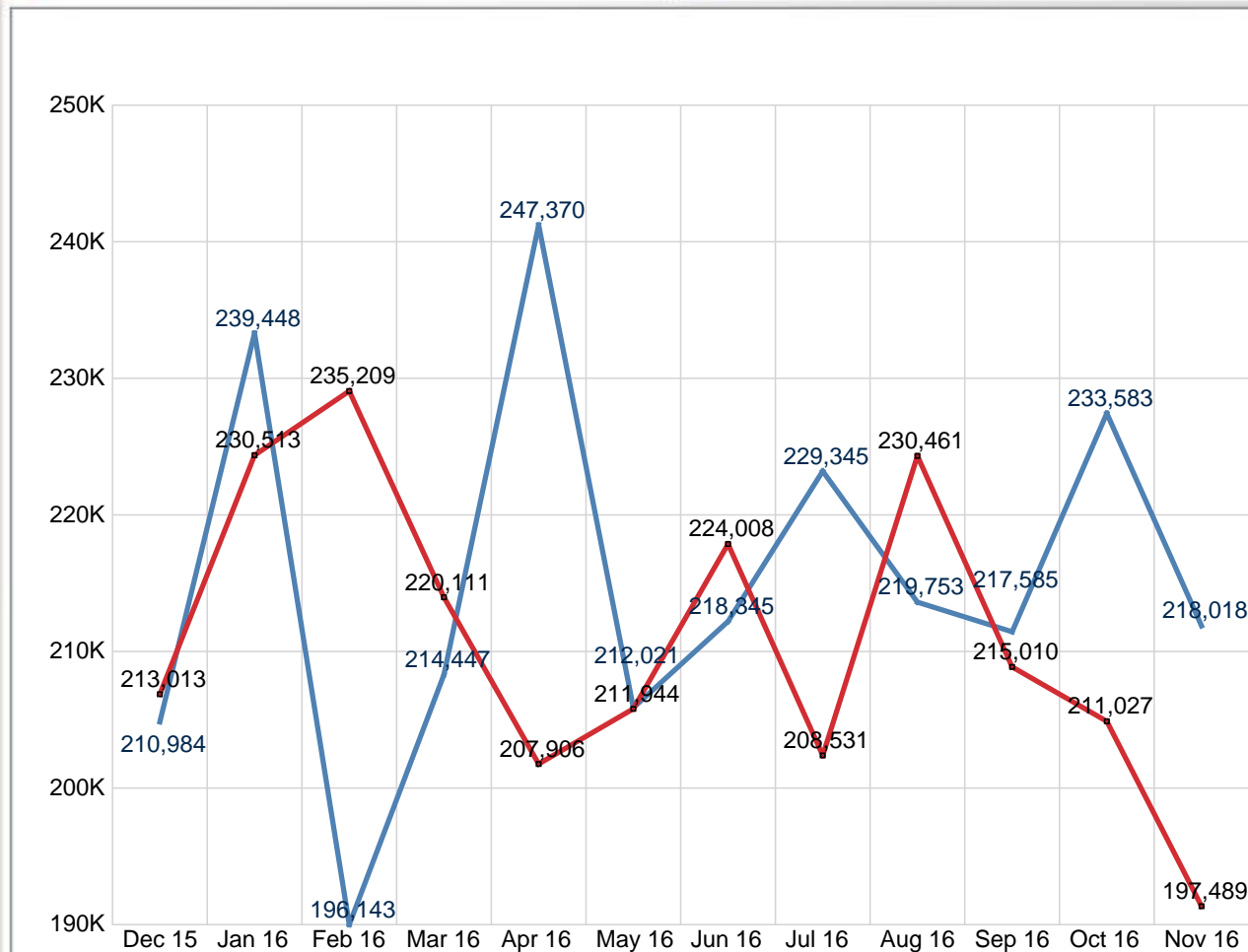
Report Produced on: Dec 14, 2016

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Market Trends

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



Comparative Analysis

NOVEMBER

2015	2016
218,018	197,489
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.42%</div> 	

YEAR TO DATE (YTD)

Jan - Nov 2015	Jan - Nov 2016
222,548	216,402
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.76%</div> 	

12 MONTH COMPARATIVE

Dec 14 - Nov 15	Dec 15 - Nov 16
221,756	216,099
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.55%</div> 	