



December 2016

Area Delimited by County Of Logan -
Residential Property Type

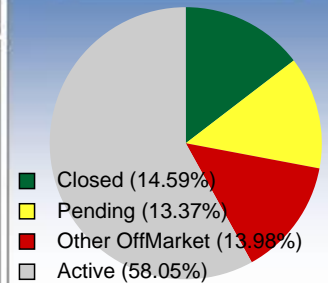


Absorption: Last 12 months, an Average of **60** Sales/Month

Active Inventory as of December 31, 2016 = **191**

	DECEMBER		
	2015	2016	+/- %
Closed Listings	66	48	-27.27%
Pending Listings	30	44	46.67%
New Listings	50	51	2.00%
Median List Price	204,975	218,250	6.48%
Median Sale Price	201,950	217,450	7.68%
Median Percent of List Price to Selling Price	98.68%	98.99%	0.32%
Median Days on Market to Sale	57.50	54.00	-6.09%
End of Month Inventory	254	191	-24.80%
Months Supply of Inventory	3.94	3.18	-19.27%

Market Activity



Report Produced on: Jan 09, 2017

Monthly Inventory Analysis

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 December 2016 decreased **24.80%** to 191 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.18** 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 **7.68%** in December 2016 to \$217,450 versus the previous year at \$201,950.

Median Days on Market Shortens

The median number of **54.00** days that homes spent on the market before selling decreased by 3.50 days or **6.09%** in December 2016 compared to last year's same month at **57.50** DOM.

Sales Success for December 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 51 New Listings in December 2016, up **2.00%** from last year at 50. Furthermore, there were 48 Closed Listings this month versus last year at 66, a **-27.27%** decrease.

Closed versus Listed trends yielded a **94.1%** ratio, down from previous year's, December 2015, at **132.0%**, a **28.70%** downswing. 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®

December 2016

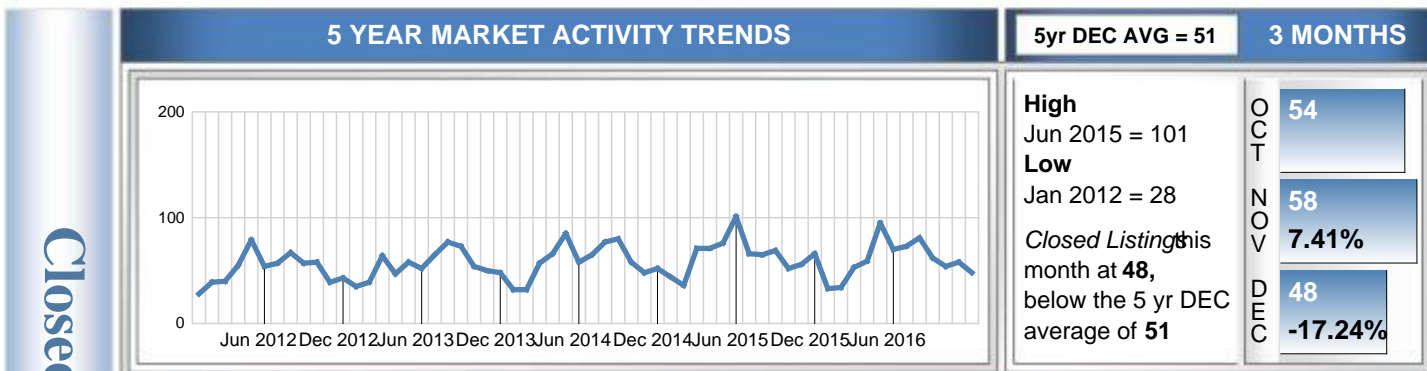
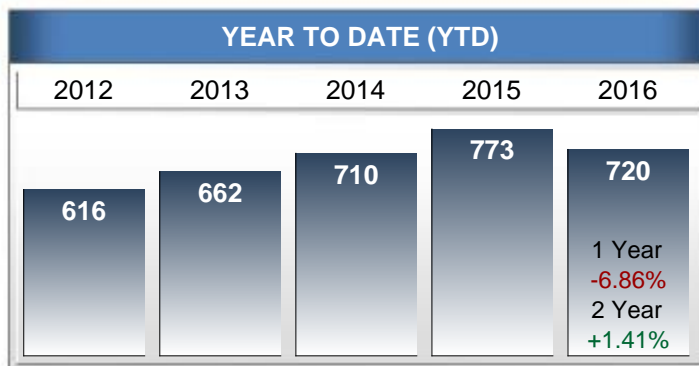
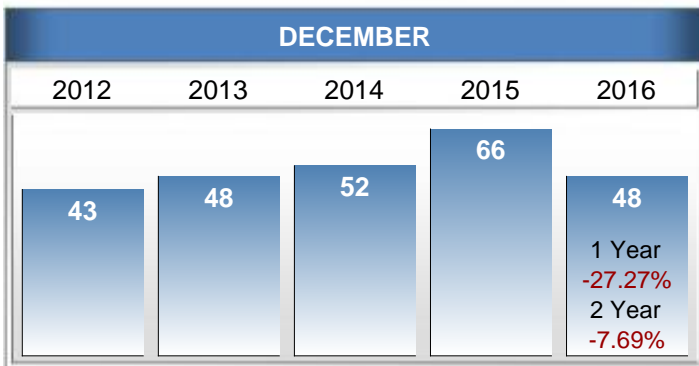
Closed Sales as of Jan 08, 2017



Closed Listings

Report Produced on: Jan 09, 2017

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+
\$75,000 and less	3	6.25%	29.0	2	1	0	0
\$75,001 - \$125,000	6	12.50%	52.0	1	3	1	1
\$125,001 - \$175,000	8	16.67%	70.0	2	3	2	1
\$175,001 - \$225,000	8	16.67%	43.0	0	4	3	1
\$225,001 - \$300,000	12	25.00%	60.5	0	8	3	1
\$300,001 - \$325,000	5	10.42%	90.0	0	0	3	2
\$325,001 and up	6	12.50%	26.5	0	2	4	0
Total Closed Units:	48		54.0	5	21	16	6
Total Closed Volume:	10,512,574			439.35K	4.32M	4.37M	1.38M
Median Closed Price:	\$217,450			\$76,000	\$195,000	\$266,500	\$230,875

Closed Listings

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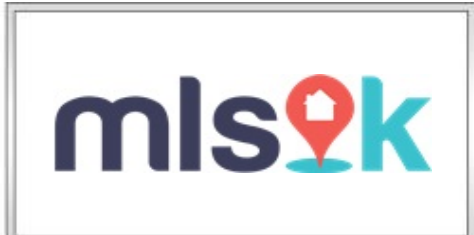


Monthly Inventory Analysis

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December 2016

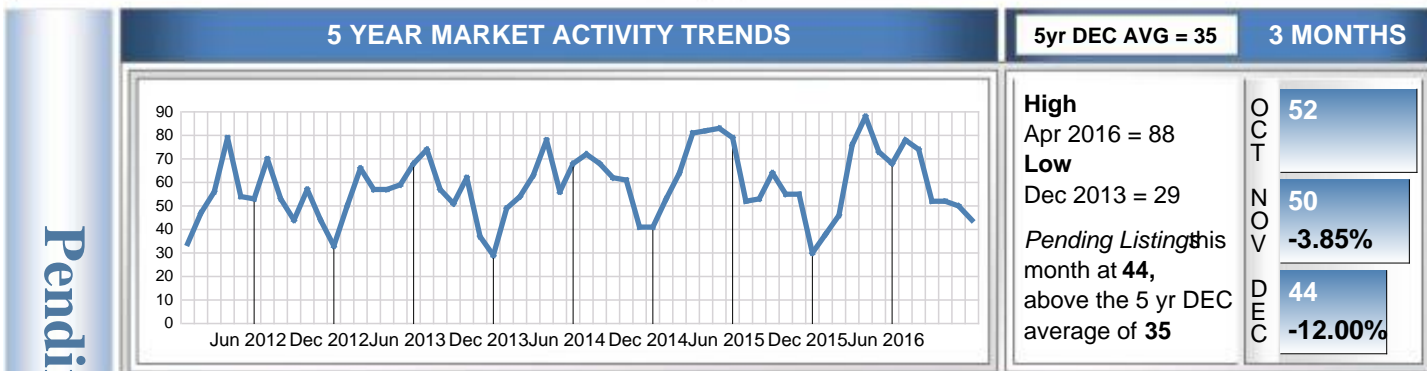
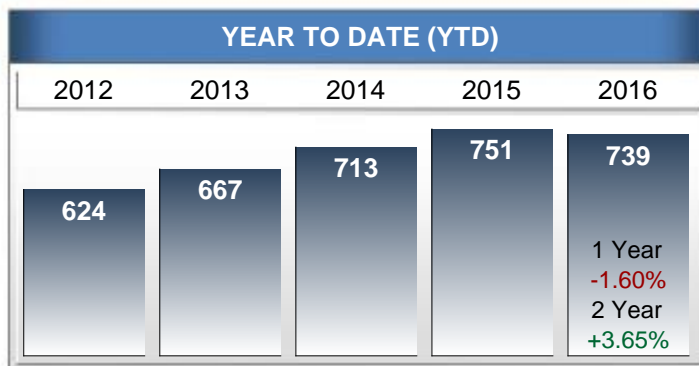
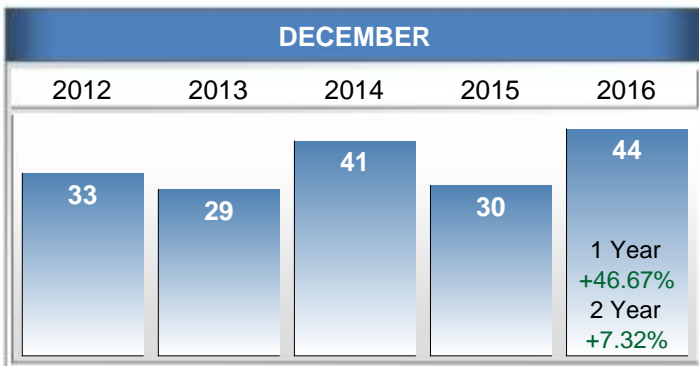
Pending Listings as of Jan 08, 2017



Pending Listings

Report Produced on: Jan 09, 2017

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$100,000 and less	4	9.09%	32.0	1	2	1	0		
\$100,001 - \$125,000	2	4.55%	12.0	0	2	0	0		
\$125,001 - \$150,000	7	15.91%	39.0	1	6	0	0		
\$150,001 - \$225,000	9	20.45%	67.0	0	5	4	0		
\$225,001 - \$275,000	9	20.45%	58.0	0	6	3	0		
\$275,001 - \$325,000	8	18.18%	60.0	0	2	5	1		
\$325,001 and up	5	11.36%	67.0	0	1	3	1		
Total Pending Units:				44	53.0	2	24	16	2
Total Pending Volume:				9,641,270		218.90K	4.38M	4.31M	730.00K
Median Listing Price:				\$227,450		\$109,450	\$161,400	\$270,000	\$365,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2016

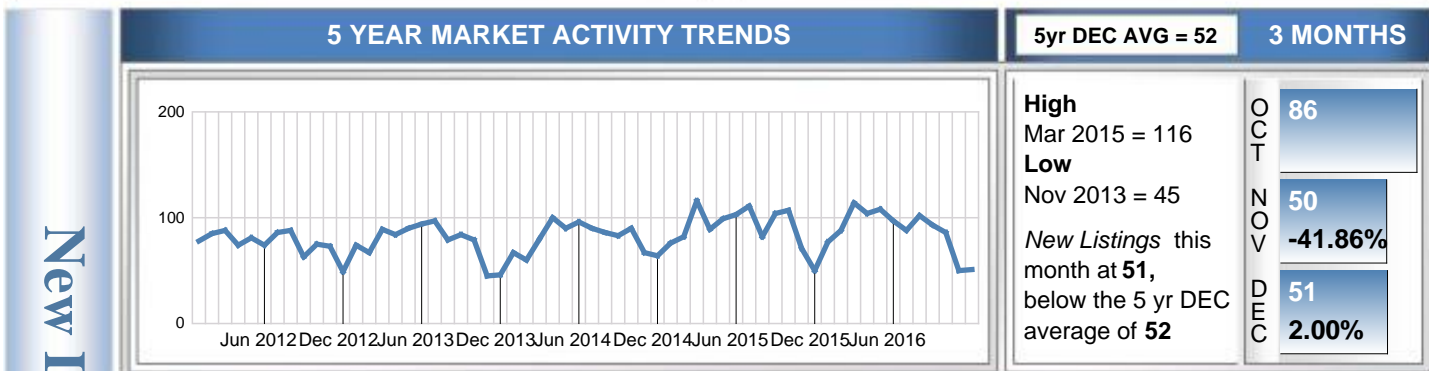
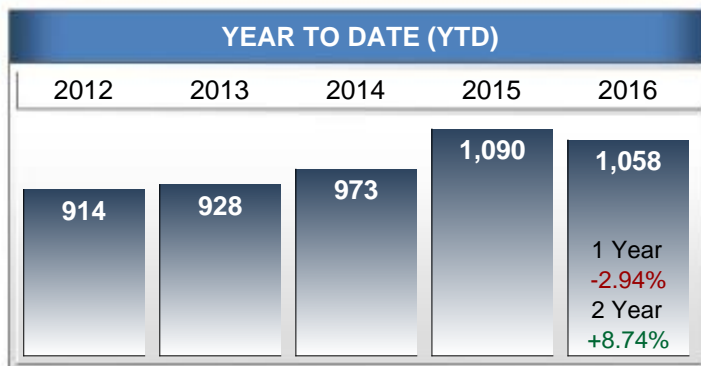
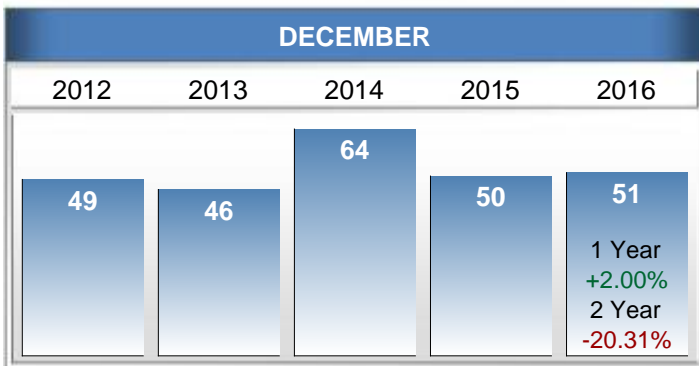
New Listings as of Jan 08, 2017



New Listings

Report Produced on: Jan 09, 2017

Area Delimited by County Of Logan - 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+
\$100,000 and less	6	11.76%	3	2	0	1
\$100,001 - \$150,000	5	9.80%	0	4	1	0
\$150,001 - \$200,000	6	11.76%	0	4	2	0
\$200,001 - \$250,000	13	25.49%	0	6	6	1
\$250,001 - \$300,000	8	15.69%	0	1	6	1
\$300,001 - \$325,000	3	5.88%	0	0	3	0
\$325,001 and up	10	19.61%	0	3	6	1
Total New Listed Units:			3	20	24	4
Total New Listed Volume:			255.00K	3.97M	7.00M	1.14M
Median New Listed Listing Price:			\$85,000	\$204,450	\$290,000	\$274,450



Monthly Inventory Analysis

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December 2016

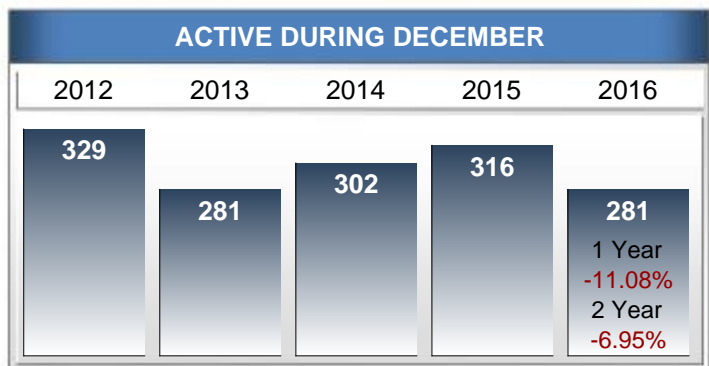
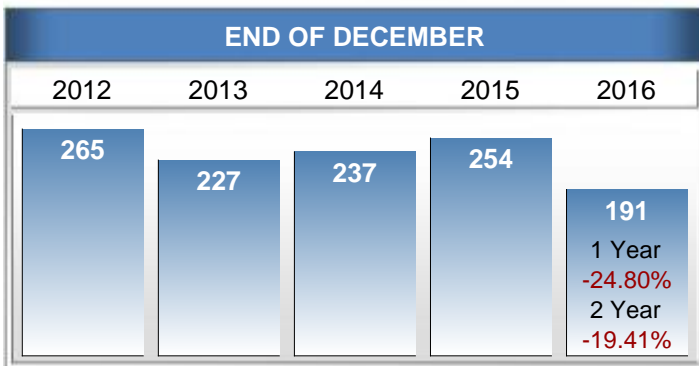
Active Inventory as of Jan 08, 2017



Active Inventory

Report Produced on: Jan 09, 2017

Area Delimited by County Of Logan - Residential Property Type



Active Inventory



5yr DEC AVG = 235 **3 MONTHS**

High
Feb 2012 = 328

Low
Dec 2016 = 191

Inventory this month at **191**, below the 5 yr DEC average of **235**

OCT	259
NOV	230
DEC	191
	-11.20%
	-16.96%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	17	8.90%	75.0	7	9	1	0
\$75,001 - \$125,000	22	11.52%	95.5	7	11	3	1
\$125,001 - \$175,000	24	12.57%	90.5	3	13	7	1
\$175,001 - \$275,000	51	26.70%	62.0	1	30	19	1
\$275,001 - \$325,000	33	17.28%	74.0	1	6	24	2
\$325,001 - \$400,000	24	12.57%	101.0	1	4	16	3
\$400,001 and up	20	10.47%	89.0	0	3	13	4
Total Active Inventory by Units:				20	76	83	12
Total Active Inventory by Volume:				2.29M	15.01M	29.02M	5.07M
Median Active Inventory Listing Price:				\$82,500	\$192,450	\$298,632	\$366,000



Monthly Inventory Analysis

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December 2016

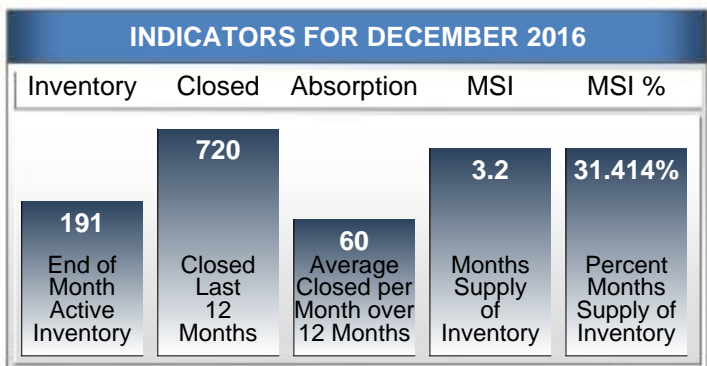
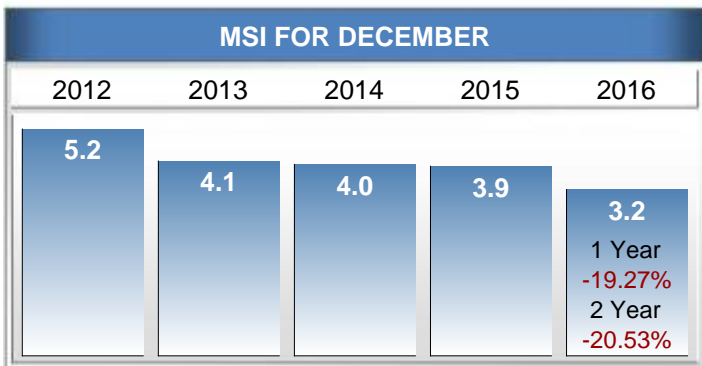
Active Inventory as of Jan 08, 2017



Months Supply of Inventory

Report Produced on: Jan 09, 2017

Area Delimited by County Of Logan - 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+
\$75,000 and less	17		8.90%	2.3	3.1	2.3	1.1	0.0
\$75,001 - \$125,000	22		11.52%	3.2	4.4	2.4	4.5	12.0
\$125,001 - \$175,000	24		12.57%	2.8	6.0	2.0	4.7	12.0
\$175,001 - \$275,000	51		26.70%	2.5	12.0	2.9	2.2	1.2
\$275,001 - \$325,000	33		17.28%	4.4	12.0	2.8	5.1	3.0
\$325,001 - \$400,000	24		12.57%	4.9	0.0	3.4	4.8	7.2
\$400,001 and up	20		10.47%	4.4	0.0	4.0	4.0	6.9
MSI:		3.2			4.4	2.6	3.6	4.0
Total Active Inventory:		191			20	76	83	12



Monthly Inventory Analysis

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December 2016

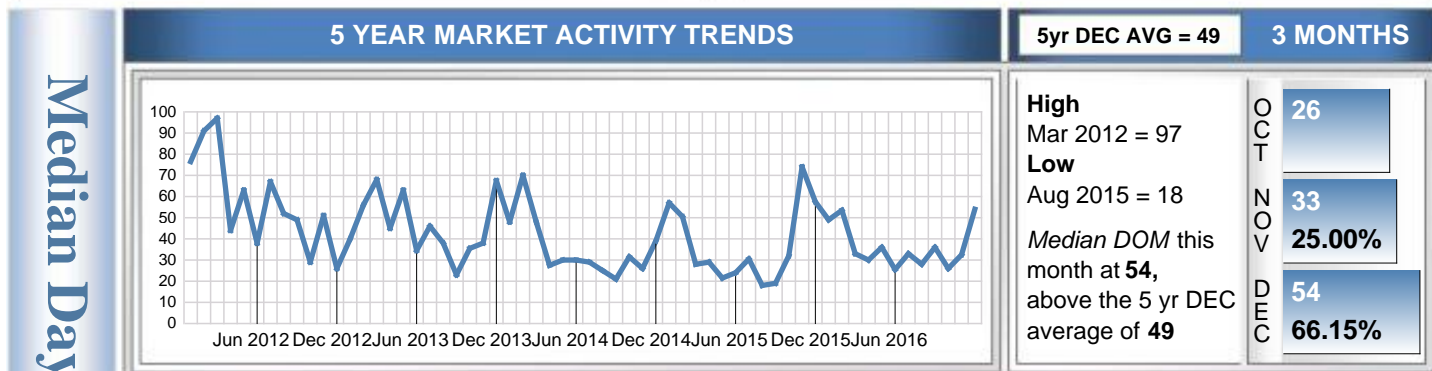
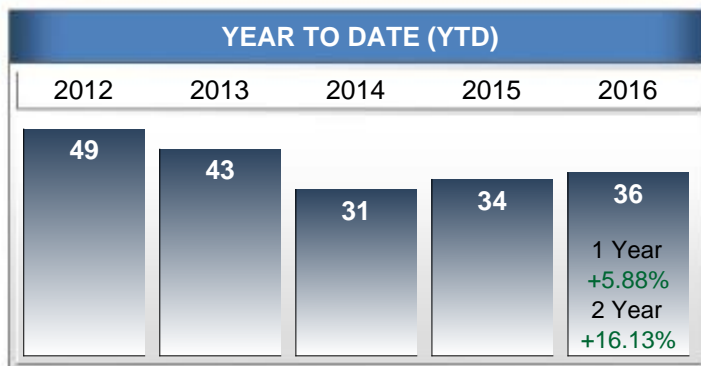
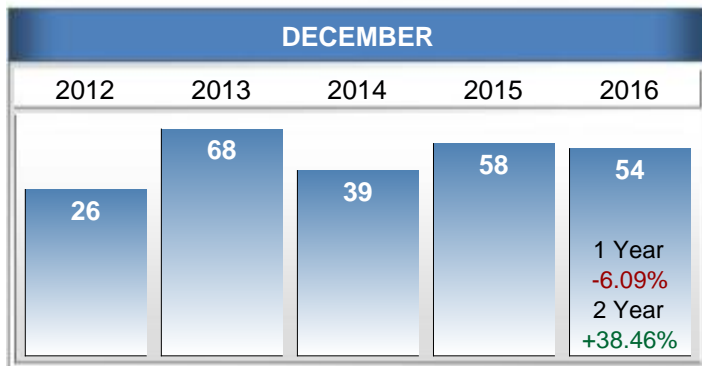
Closed Sales as of Jan 08, 2017



Median Days on Market to Sale

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Area Delimited by County Of Logan - 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+
\$75,000 and less	3			6.25%	29.0	15.0	69.0	0.0	0.0
\$75,001 - \$125,000	6			12.50%	52.0	127.0	36.0	106.0	9.0
\$125,001 - \$175,000	8			16.67%	70.0	35.0	73.0	65.0	159.0
\$175,001 - \$225,000	8			16.67%	43.0	0.0	45.0	33.0	52.0
\$225,001 - \$300,000	12			25.00%	60.5	0.0	60.5	43.0	80.0
\$300,001 - \$325,000	5			10.42%	90.0	0.0	0.0	97.0	77.0
\$325,001 and up	6			12.50%	26.5	0.0	60.5	15.5	0.0
Median Closed DOM:					54.0	29.0	56.0	44.0	72.0
Total Closed Units:					48	5	21	16	6
Total Closed Volume:					10,512,574	439.35K	4.32M	4.37M	1.38M



Monthly Inventory Analysis

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December 2016

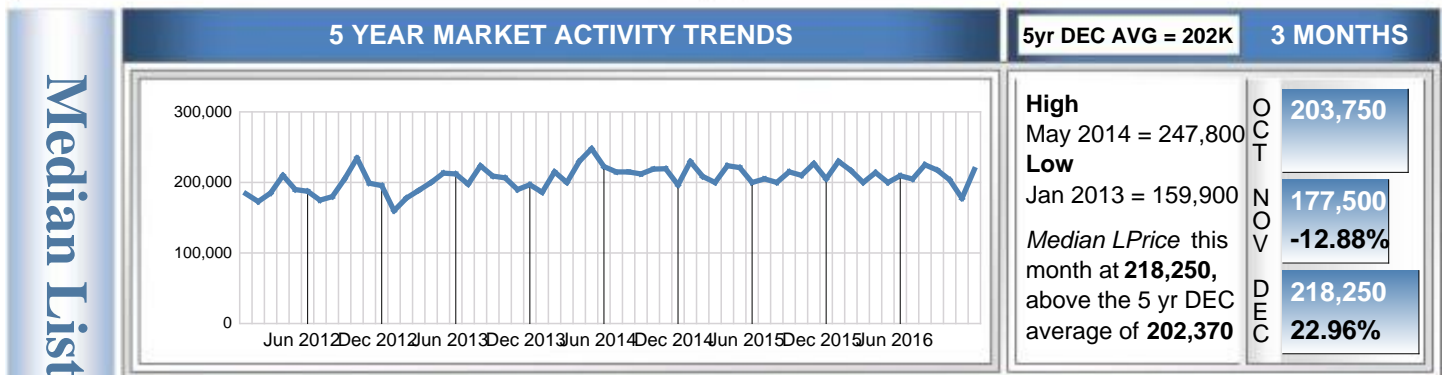
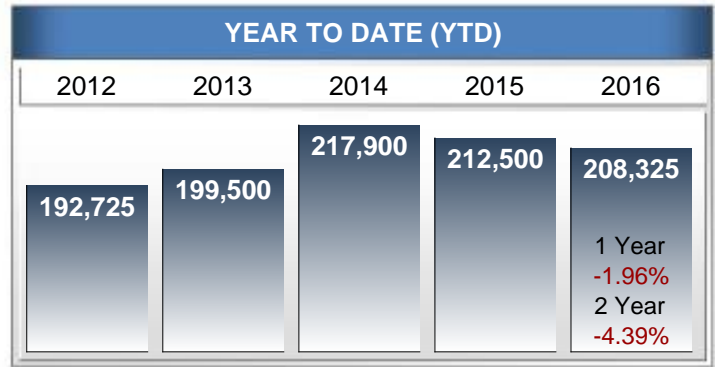
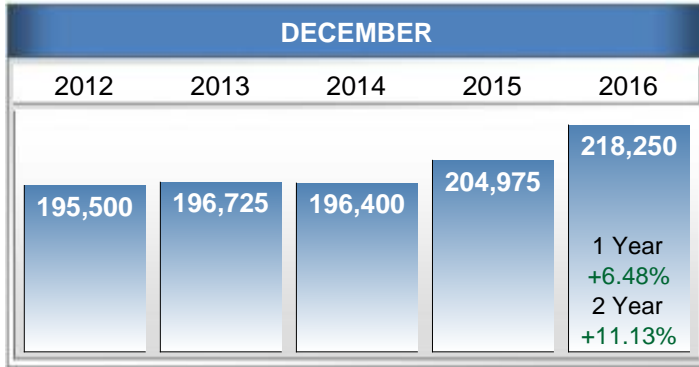
Closed Sales as of Jan 08, 2017



Median List Price at Closing

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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+
\$75,000 and less	4		8.33%	54,950	47,450	54,900	75,000	0
\$75,001 - \$125,000	4		8.33%	104,900	83,000	104,900	0	124,900
\$125,001 - \$175,000	8		16.67%	156,781	148,975	165,000	145,000	0
\$175,001 - \$225,000	9		18.75%	198,000	0	192,500	213,750	195,750
\$225,001 - \$300,000	12		25.00%	257,750	0	248,035	258,000	275,000
\$300,001 - \$325,000	3		6.25%	309,777	0	0	317,339	305,000
\$325,001 and up	8		16.67%	372,450	0	361,450	385,000	338,000
Median List Price:		\$218,250			\$83,000	\$198,000	\$266,450	\$240,750
Total Closed Units:		48			5	21	16	6
Total List Volume:		10,751,458			475.85K	4.37M	4.47M	1.43M



Monthly Inventory Analysis

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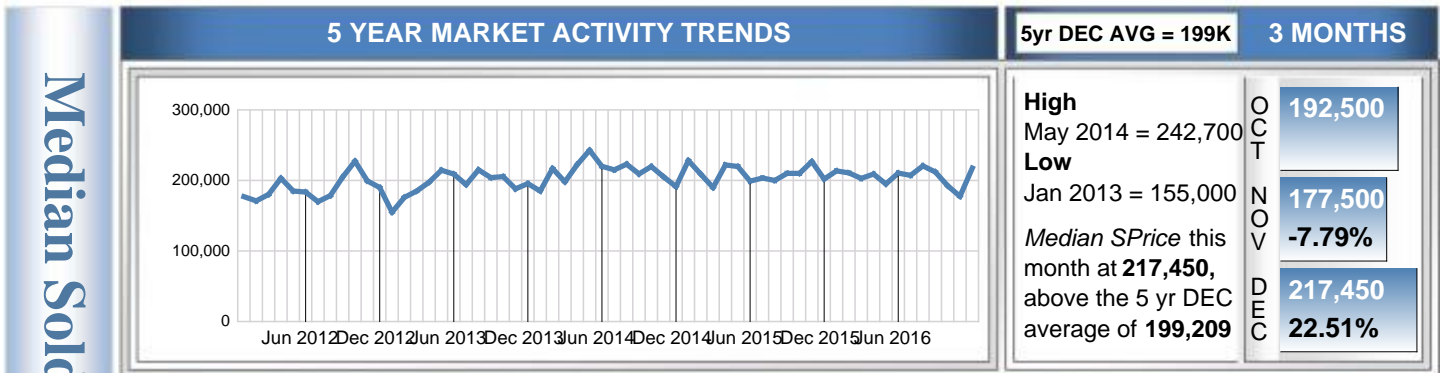
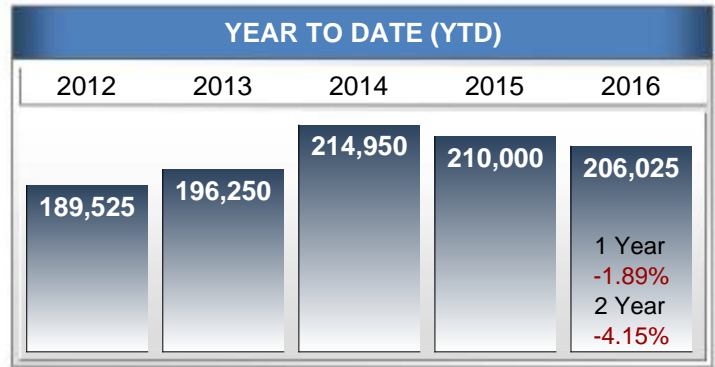
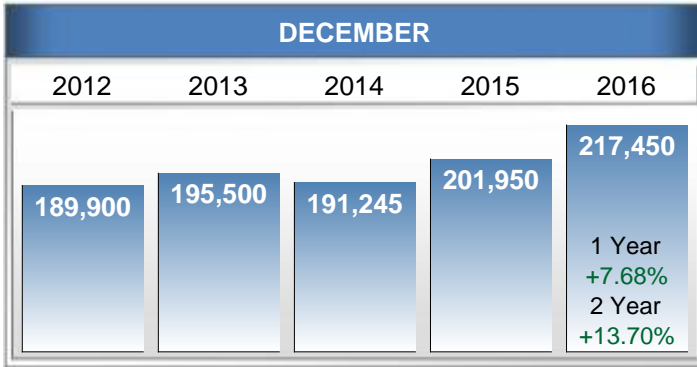
Closed Sales as of Jan 08, 2017



Median Sold Price at Closing

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Area Delimited by County Of Logan - 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+
\$75,000 and less	3		6.25%	48,000	43,425	48,000	0	0
\$75,001 - \$125,000	6		12.50%	103,450	76,000	114,900	76,800	124,900
\$125,001 - \$175,000	8		16.67%	165,000	138,250	167,000	150,000	175,000
\$175,001 - \$225,000	8		16.67%	200,000	0	187,250	215,900	205,750
\$225,001 - \$300,000	12		25.00%	250,500	0	244,085	256,000	256,000
\$300,001 - \$325,000	5		10.42%	317,500	0	0	317,500	311,500
\$325,001 and up	6		12.50%	378,250	0	356,750	409,000	0
Median Closed Price:	\$217,450				\$76,000	\$195,000	\$266,500	\$230,875
Total Closed Units:	48				5	21	16	6
Total Closed Volume:	10,512,574				439.35K	4.32M	4.37M	1.38M



Monthly Inventory Analysis

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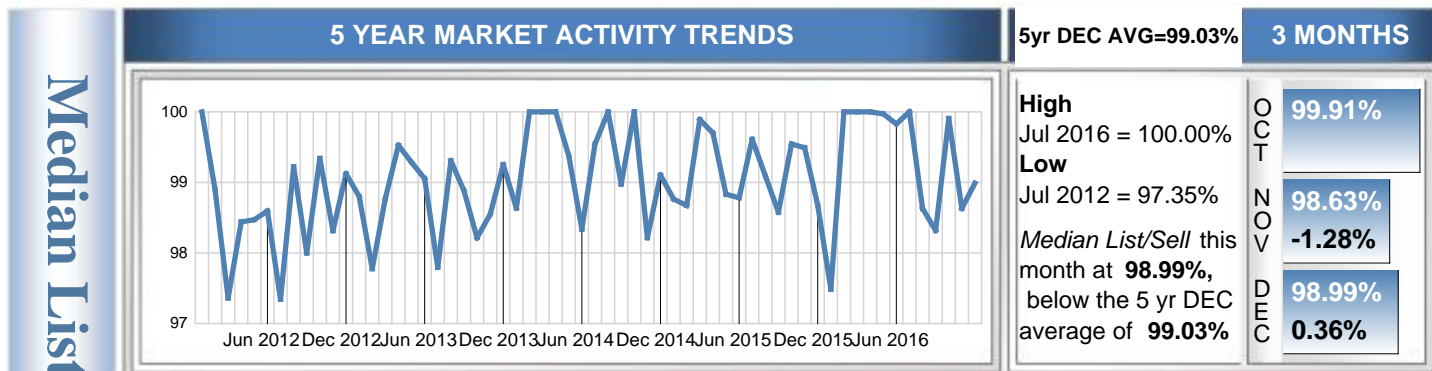
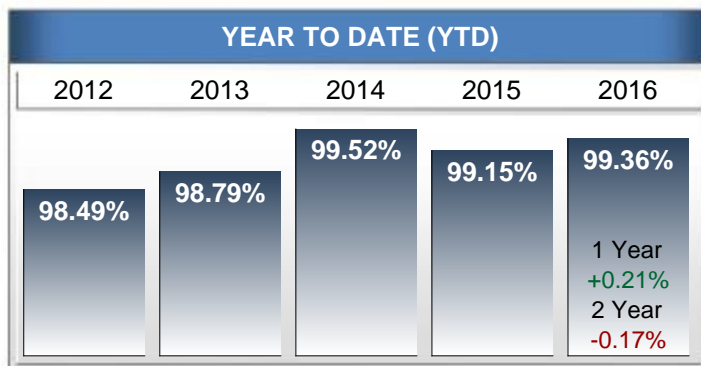
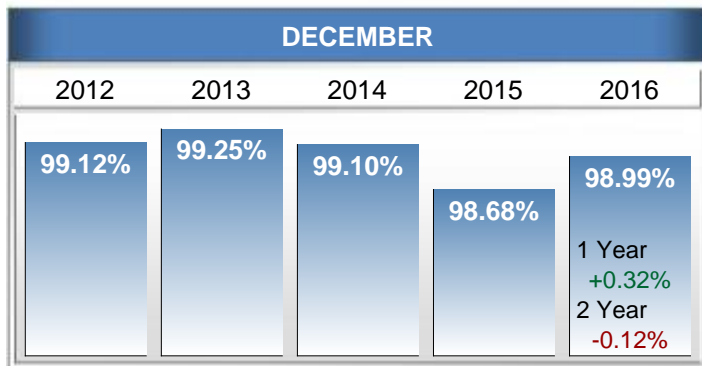
Closed Sales as of Jan 08, 2017



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+
\$75,000 and less	3	6.25%	87.43%	90.57%	87.43%	0.00%	0.00%
\$75,001 - \$125,000	6	12.50%	98.47%	91.57%	96.94%	102.40%	100.00%
\$125,001 - \$175,000	8	16.67%	96.30%	92.84%	100.00%	90.91%	94.59%
\$175,001 - \$225,000	8	16.67%	99.82%	0.00%	100.84%	99.26%	99.64%
\$225,001 - \$300,000	12	25.00%	99.49%	0.00%	99.61%	99.42%	93.09%
\$300,001 - \$325,000	5	10.42%	97.65%	0.00%	0.00%	97.65%	97.04%
\$325,001 and up	6	12.50%	99.54%	0.00%	98.66%	100.26%	0.00%
Median List/Sell Ratio: 98.99%				91.57%	99.60%	99.19%	97.12%
Total Closed Units: 48					5	21	16
Total Closed Volume: 10,512,574				439.35K	4.32M	4.37M	1.38M



Monthly Inventory Analysis

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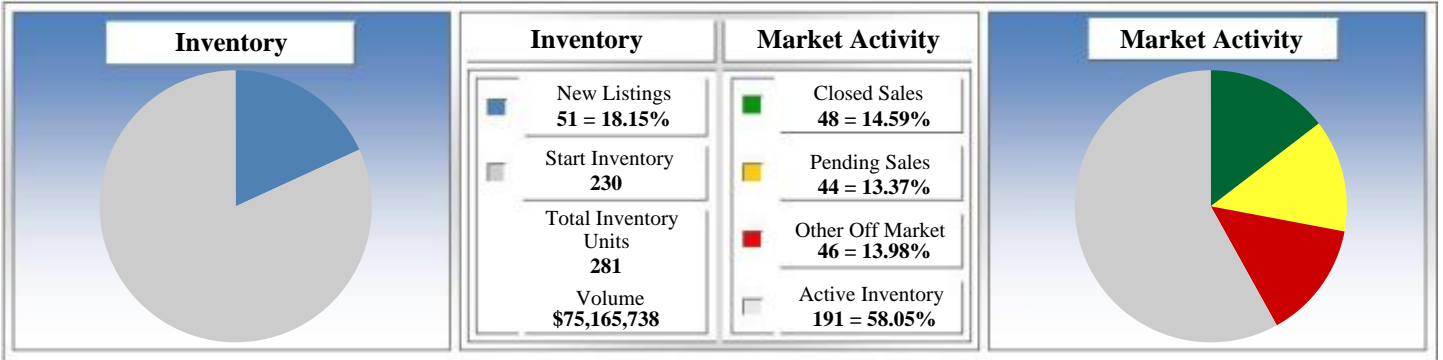
Inventory as of Jan 08, 2017



Market Summary

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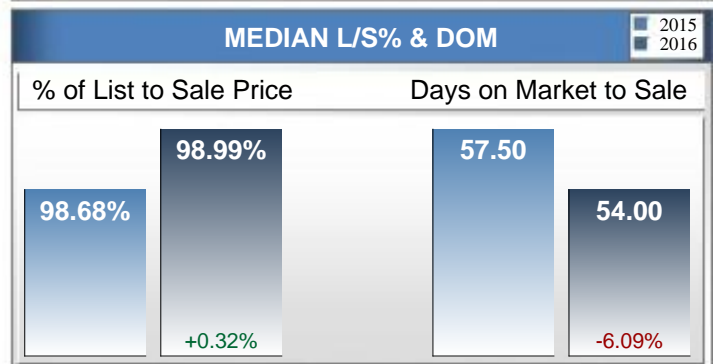
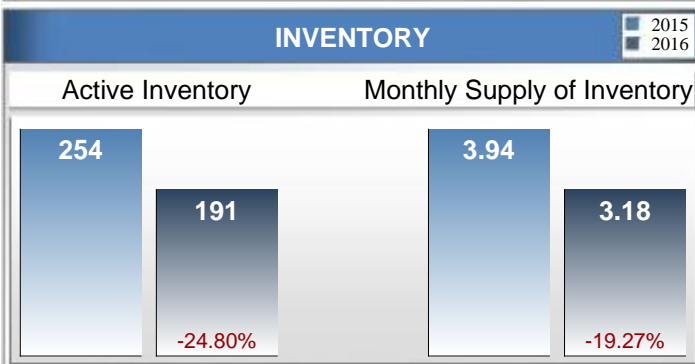
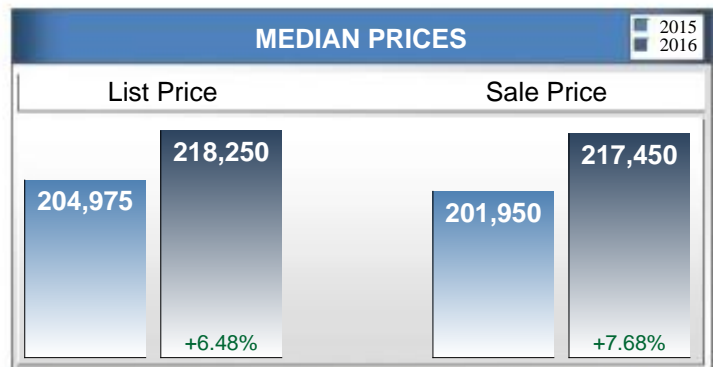
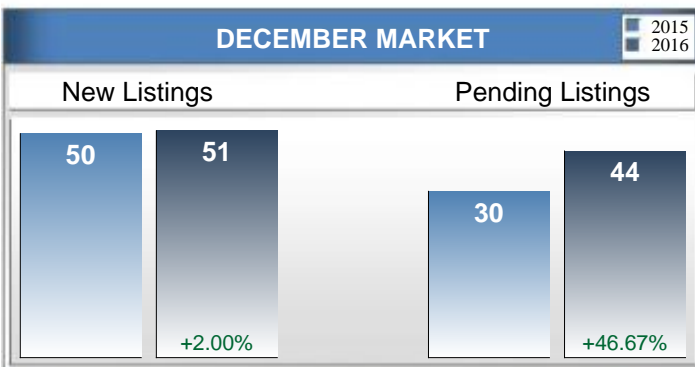
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of 60 Sales/Month

Active Inventory as of December 31, 2016 = 191

	DECEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	66	48	-27.27%	773	720	-6.86%
Pending Sales	30	44	46.67%	751	739	-1.60%
New Listings	50	51	2.00%	1,090	1,058	-2.94%
Median List Price	204,975	218,250	6.48%	212,500	208,325	-1.96%
Median Sale Price	201,950	217,450	7.68%	210,000	206,025	-1.89%
Median Percent of List Price to Selling Price	98.68%	98.99%	0.32%	99.15%	99.36%	0.21%
Median Days on Market to Sale	57.50	54.00	-6.09%	34.00	36.00	5.88%
Monthly Inventory	254	191	-24.80%	254	191	-24.80%
Months Supply of Inventory	3.94	3.18	-19.27%	3.94	3.18	-19.27%





December 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

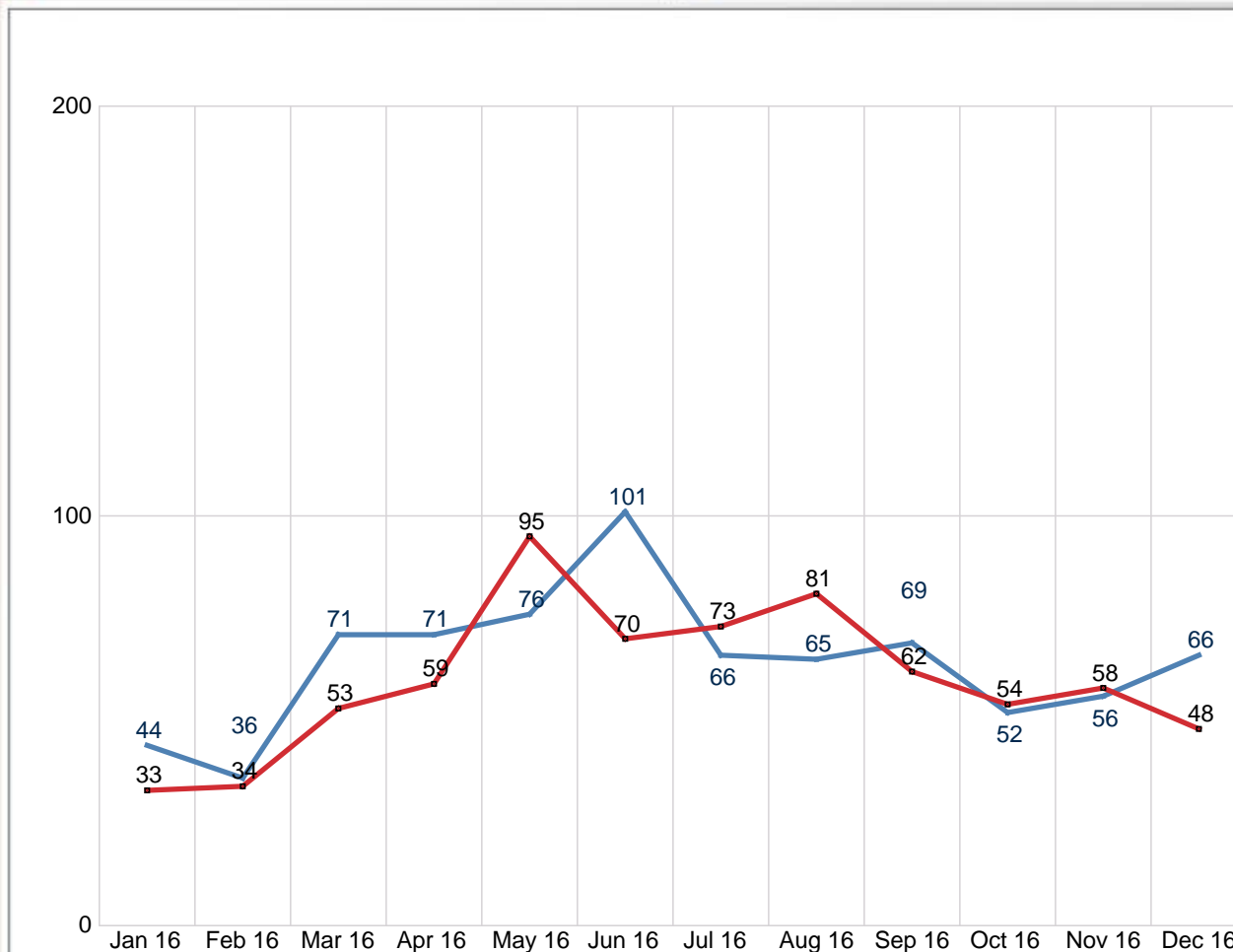
Report Produced on: Jan 09, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

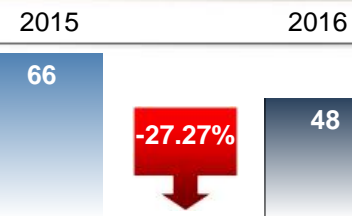
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■ January 2016 - December 2016 (Current Year with Values)
 ■ January 2015 - December 2015 (Previous Year)

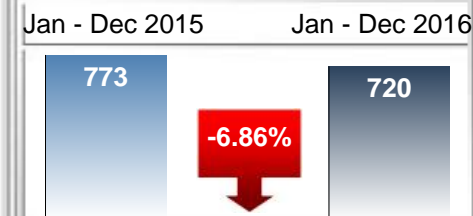


Comparative Analysis

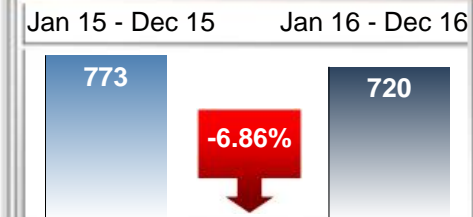
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

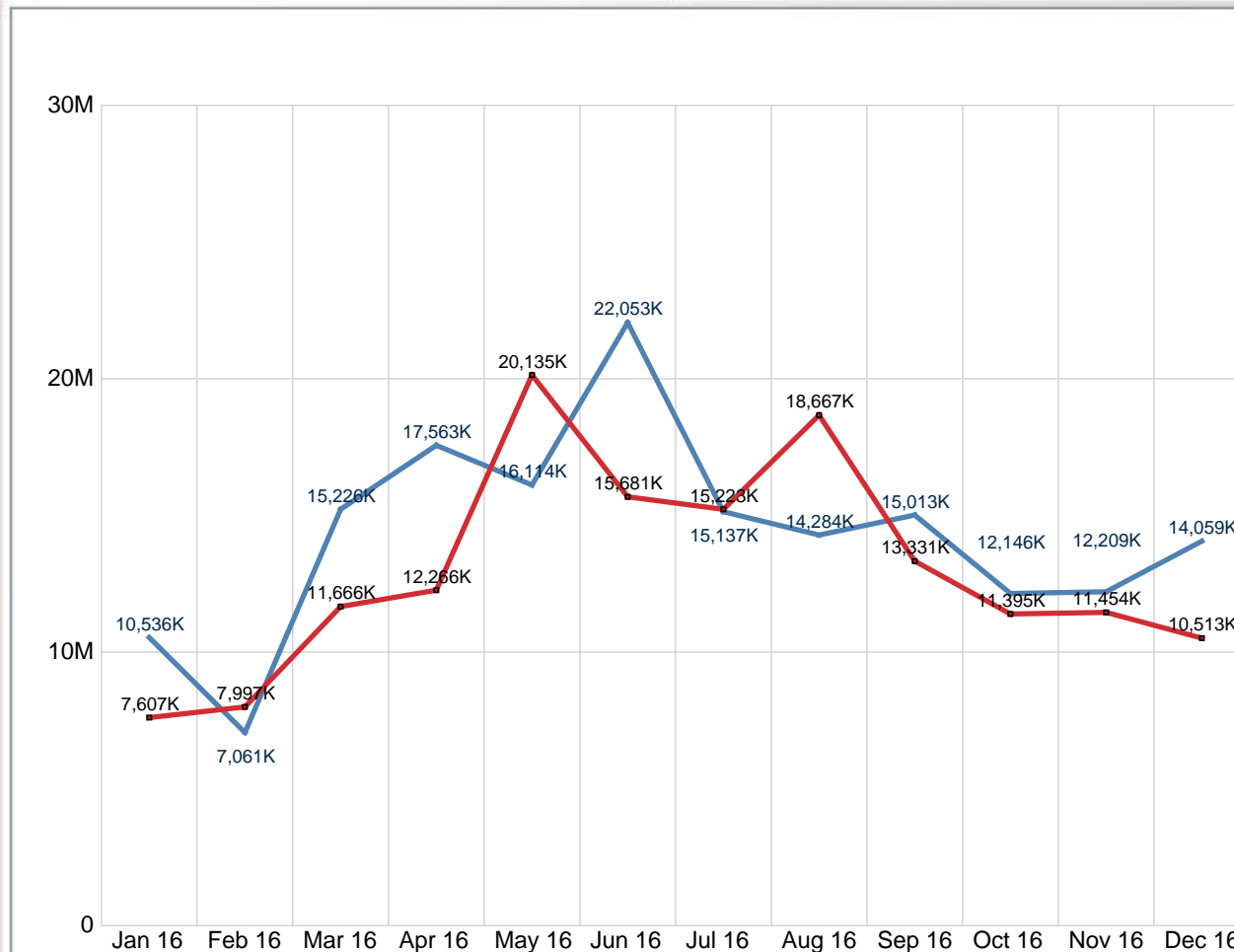
Report Produced on: Jan 09, 2017

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Market Trends

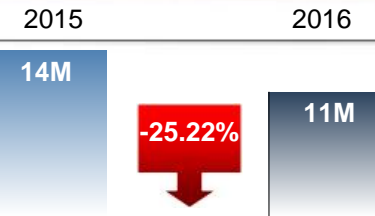
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■ January 2016 - December 2016 (Current Year with Values)
 ■ January 2015 - December 2015 (Previous Year)

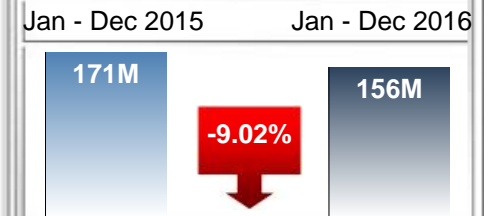


Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

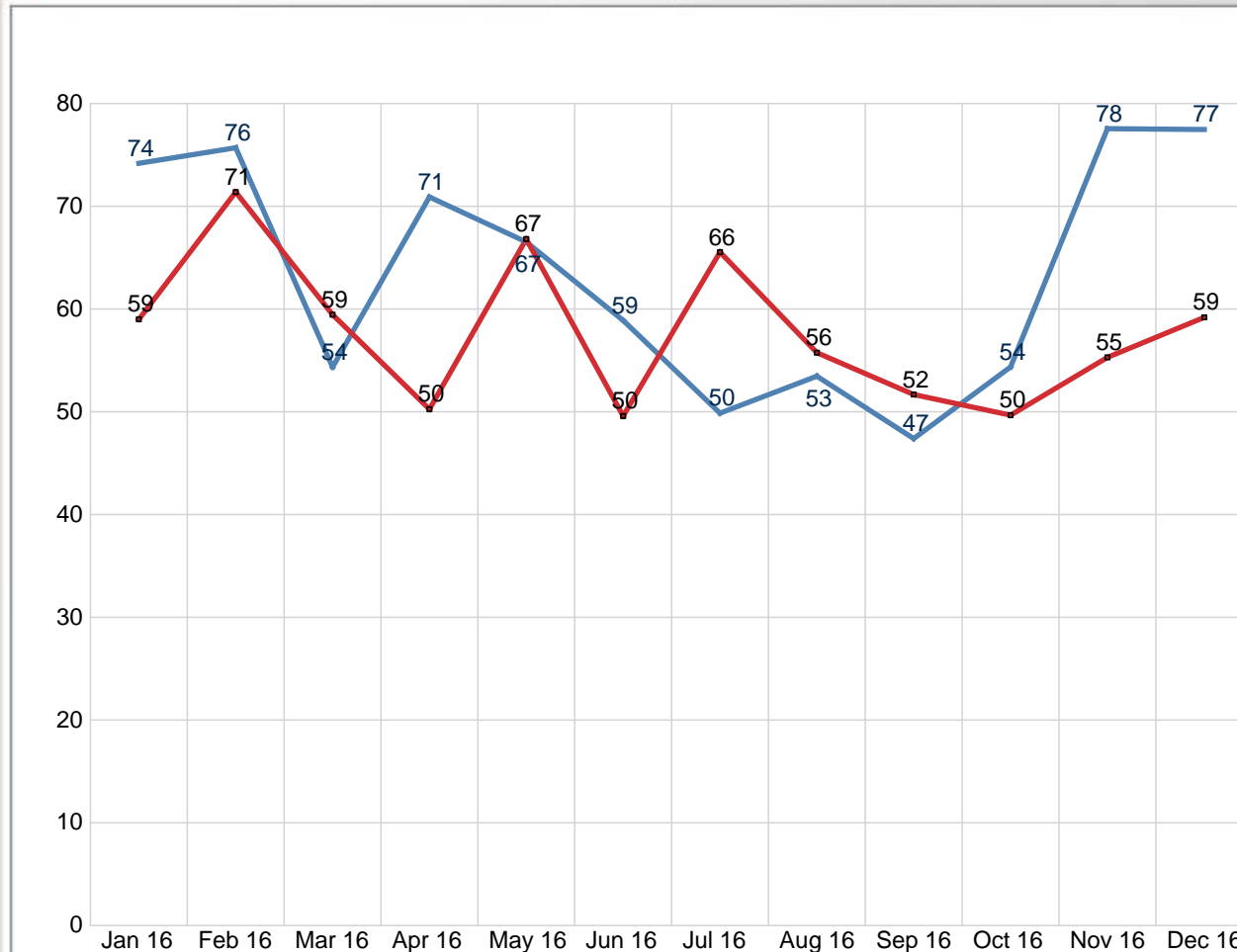
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 09, 2017

Market Trends

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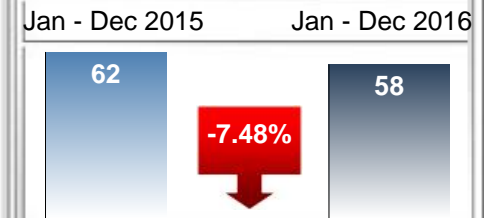


Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

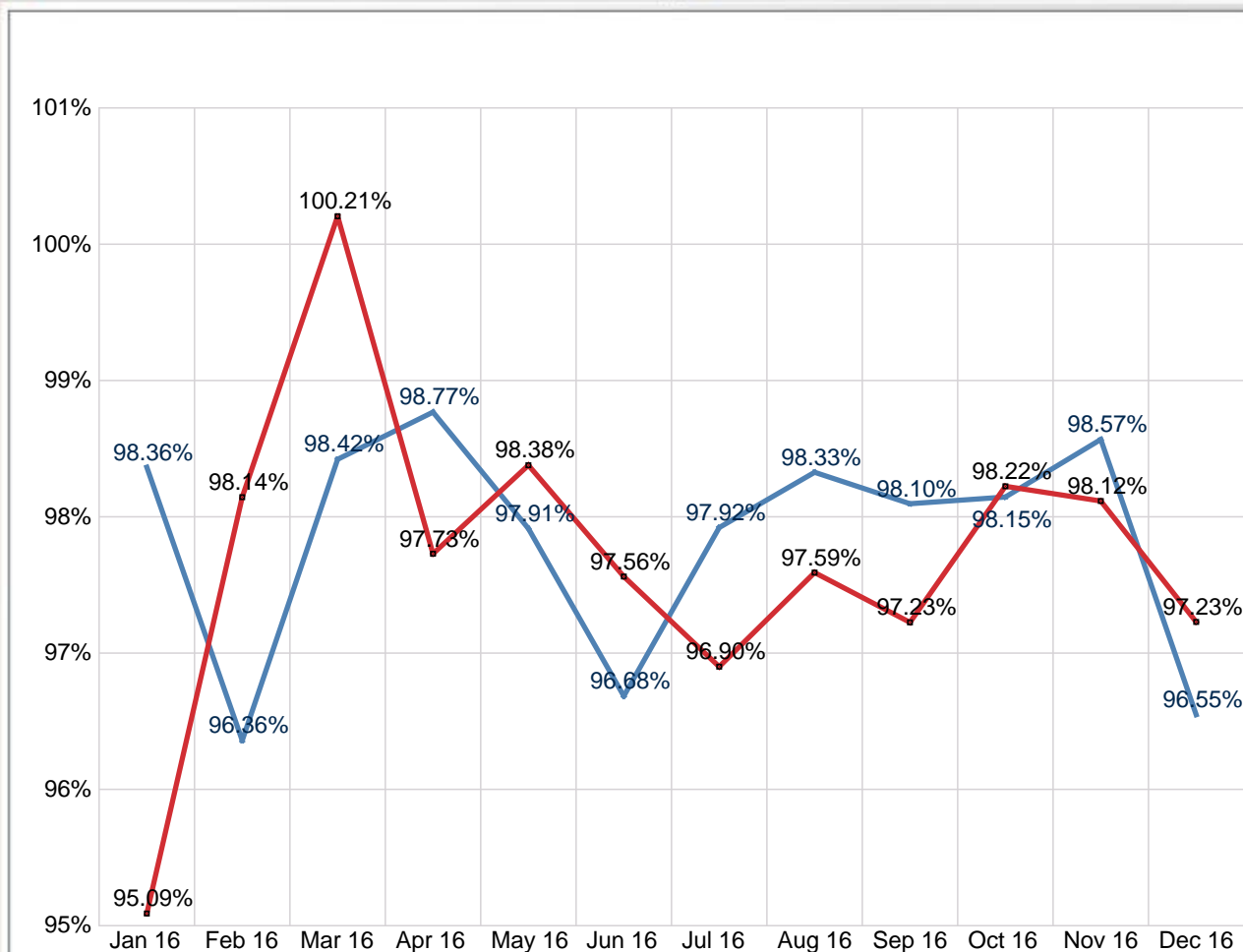
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Market Trends

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Comparative Analysis

DECEMBER

2015	2016
96.55%	97.23%
<div style="color: green; font-weight: bold; font-size: 2em;">↑</div> 0.70%	

YEAR TO DATE (YTD)

Jan - Dec 2015	Jan - Dec 2016
97.83%	97.77%
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -0.06%	

12 MONTH COMPARATIVE

Jan 15 - Dec 15	Jan 16 - Dec 16
97.83%	97.77%
<div style="color: red; font-weight: bold; font-size: 2em;">↓</div> -0.06%	



December 2016

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

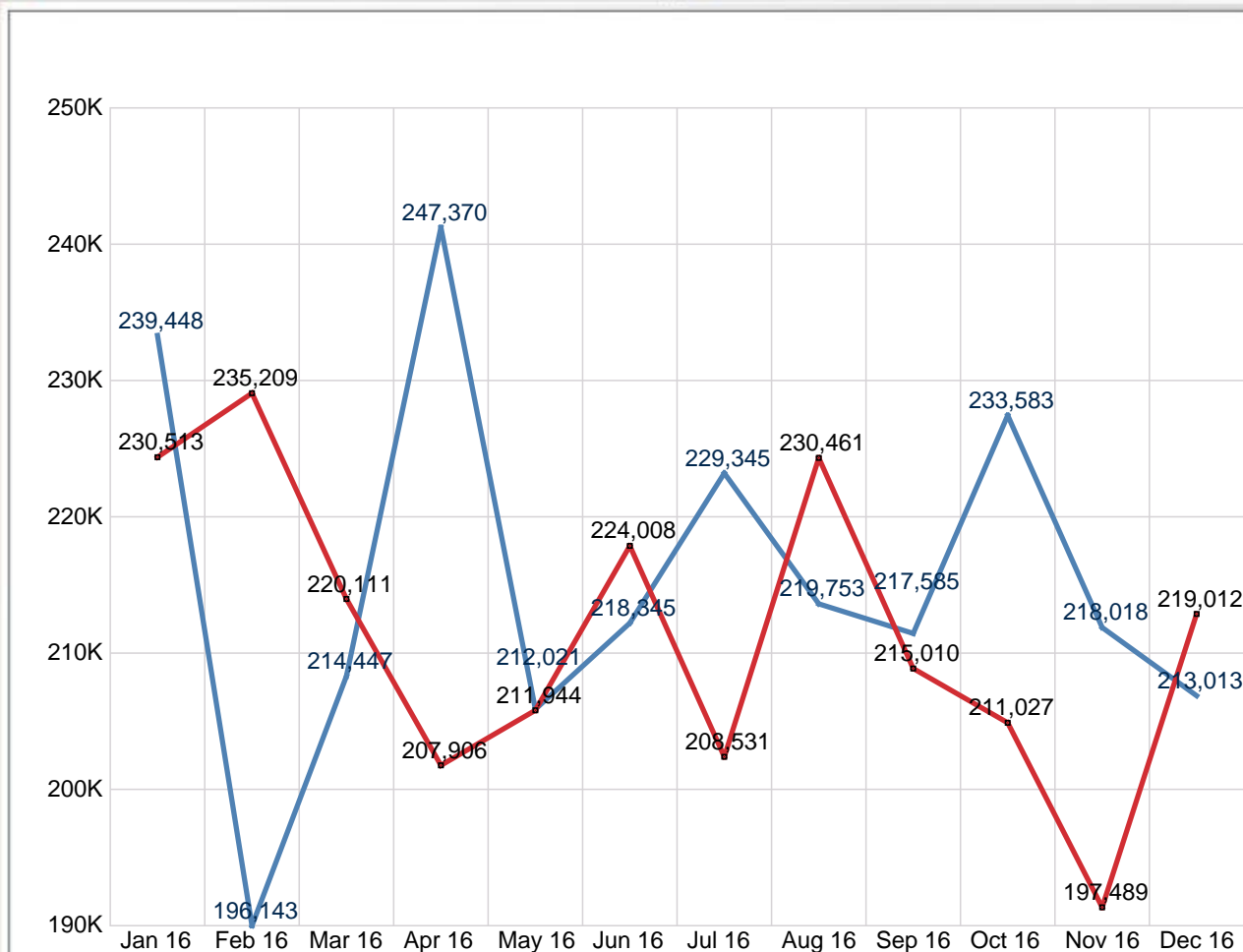
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Market Trends

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Comparative Analysis

DECEMBER

2015	2016
213,013	219,012
<div style="color: green; font-size: 2em;">↑</div> 2.82%	

YEAR TO DATE (YTD)

Jan - Dec 2015	Jan - Dec 2016
221,734	216,576
<div style="color: red; font-size: 2em;">↓</div> -2.33%	

12 MONTH COMPARATIVE

Jan 15 - Dec 15	Jan 16 - Dec 16
221,734	216,576
<div style="color: red; font-size: 2em;">↓</div> -2.33%	