



December 2016

Area Delimited by Zipcode 73044 - Residential Property Type

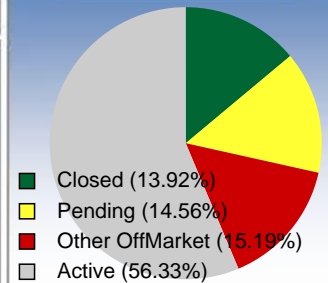


Absorption: Last 12 months, an Average of **29** Sales/Month

Active Inventory as of December 31, 2016 = **89**

	DECEMBER		
	2015	2016	+/- %
Closed Listings	32	22	-31.25%
Pending Listings	13	23	76.92%
New Listings	30	29	-3.33%
Median List Price	161,400	185,500	14.93%
Median Sale Price	153,450	174,000	13.39%
Median Percent of List Price to Selling Price	98.29%	96.74%	-1.57%
Median Days on Market to Sale	57.50	49.50	-13.91%
End of Month Inventory	140	89	-36.43%
Months Supply of Inventory	4.79	3.10	-35.13%

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 **36.43%** to 89 existing homes available for sale. Over the last 12 months this area has had an average of 29 closed sales per month. This represents an unsold inventory index of **3.10** 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 **13.39%** in December 2016 to \$174,000 versus the previous year at \$153,450.

Median Days on Market Shortens

The median number of **49.50** days that homes spent on the market before selling decreased by 8.00 days or **13.91%** 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 29 New Listings in December 2016, down **3.33%** from last year at 30. Furthermore, there were 22 Closed Listings this month versus last year at 32, a **-31.25%** decrease.

Closed versus Listed trends yielded a **75.9%** ratio, down from previous year's, December 2015, at **106.7%**, a **28.88%** 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

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December 2016

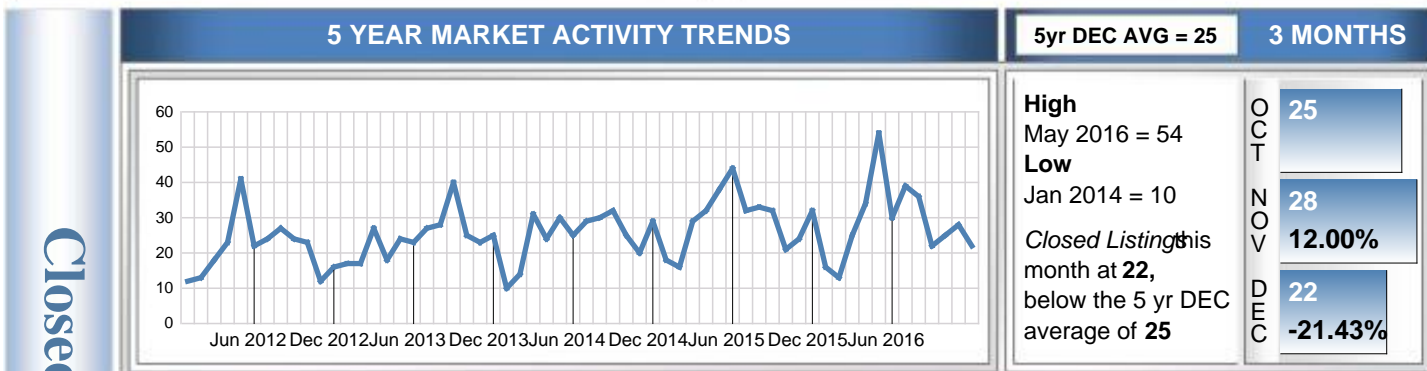
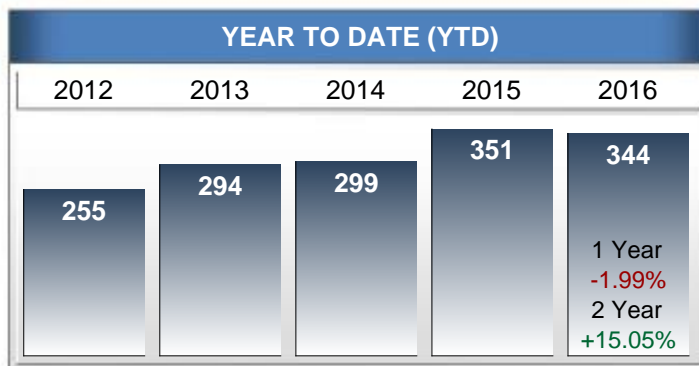
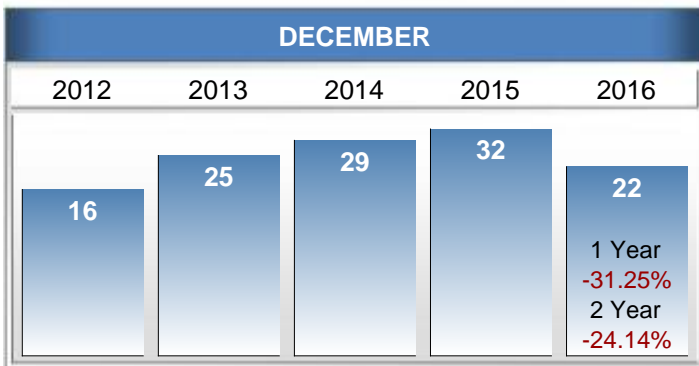
Closed Sales as of Jan 08, 2017



Closed Listings

Report Produced on: Jan 09, 2017

Area Delimited by Zipcode 73044 - 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+
\$75,000 and less	2	9.09%	35.0	1	1	0	0
\$75,001 - \$100,000	2	9.09%	97.5	1	1	0	0
\$100,001 - \$150,000	4	18.18%	33.0	1	2	1	0
\$150,001 - \$200,000	5	22.73%	47.0	0	3	1	1
\$200,001 - \$225,000	2	9.09%	42.5	0	0	1	1
\$225,001 - \$225,000	0	0.00%	42.5	0	0	0	0
\$225,001 and up	7	31.82%	62.0	0	4	2	1
Total Closed Units:	22		49.5	3	11	5	3
Total Closed Volume:	3,779,750			260.60K	1.85M	1.03M	636.75K
Median Closed Price:	\$174,000			\$76,000	\$173,000	\$215,900	\$205,750



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2016

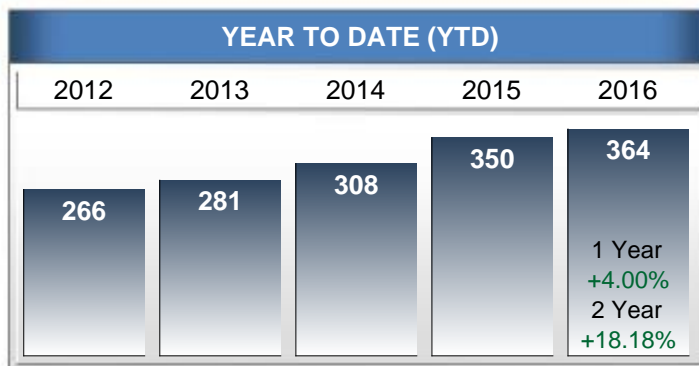
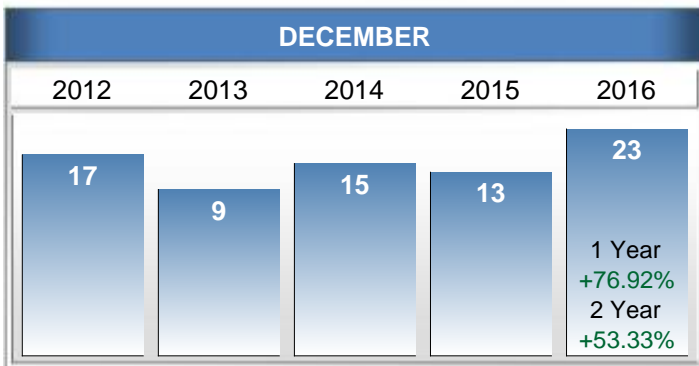
Pending Listings as of Jan 08, 2017



Pending Listings

Report Produced on: Jan 09, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings
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5yr DEC AVG = 15	3 MONTHS										
High Apr 2016 = 53 Low Dec 2013 = 9 <i>Pending Listing</i> this month at 23 , above the 5 yr DEC average of 15	<table border="1"> <tr> <td>OCT</td> <td>29</td> </tr> <tr> <td>NOV</td> <td>27</td> </tr> <tr> <td>DEC</td> <td>23</td> </tr> <tr> <td colspan="2">-6.90%</td> </tr> <tr> <td colspan="2">-14.81%</td> </tr> </table>	OCT	29	NOV	27	DEC	23	-6.90%		-14.81%	
OCT	29										
NOV	27										
DEC	23										
-6.90%											
-14.81%											

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	2	8.70%	41.0	0	1	1	0
\$50,001 - \$120,000	4	17.39%	18.5	1	3	0	0
\$120,001 - \$130,000	2	8.70%	82.0	0	2	0	0
\$130,001 - \$150,000	5	21.74%	39.0	1	4	0	0
\$150,001 - \$180,000	4	17.39%	107.0	0	4	0	0
\$180,001 - \$240,000	2	8.70%	31.0	0	0	2	0
\$240,001 and up	4	17.39%	51.5	0	3	1	0
Total Pending Units: 23				Total Pending Volume: 3,508,700			
Median Listing Price: \$140,000				218.90K	2.56M	727.80K	0.00B
				\$109,450	\$139,900	\$196,450	\$0



Monthly Inventory Analysis

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

December 2016

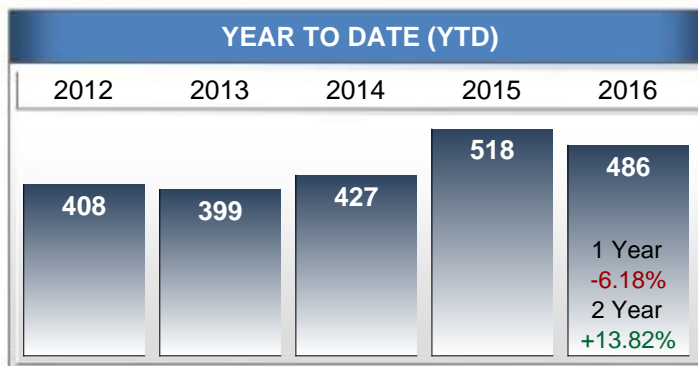
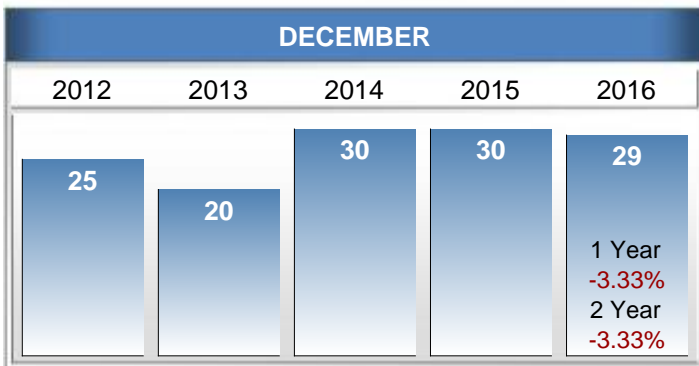
New Listings as of Jan 08, 2017



New Listings

Report Produced on: Jan 09, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings
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5yr DEC AVG = 27 **3 MONTHS**

High
Mar 2016 = 62
Low
Nov 2013 = 17

New Listings this month at **29**, above the 5 yr DEC average of **27**

OCT	39
NOV	26
DEC	29
-33.33%	
11.54%	

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	3	10.34%	1	2	0	0
\$75,001 - \$100,000	3	10.34%	2	0	0	1
\$100,001 - \$125,000	3	10.34%	0	3	0	0
\$125,001 - \$200,000	6	20.69%	0	4	2	0
\$200,001 - \$250,000	7	24.14%	0	4	2	1
\$250,001 - \$325,000	4	13.79%	0	1	3	0
\$325,001 and up	3	10.34%	0	0	2	1
Total New Listed Units: 29			3	14	9	3
Total New Listed Volume: 5,914,300			255.00K	2.24M	2.58M	838.00K
Median New Listed Listing Price: \$199,900			\$85,000	\$163,350	\$285,000	\$249,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2016

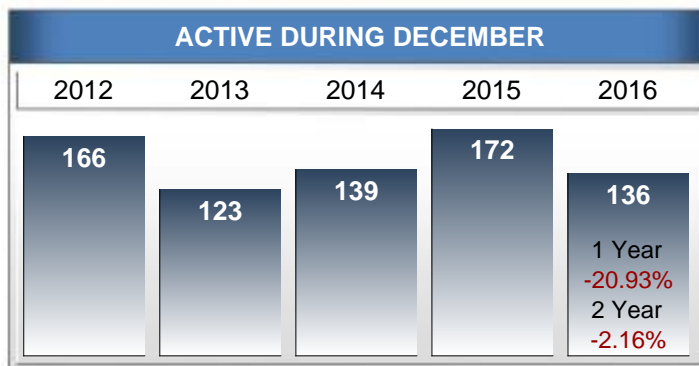
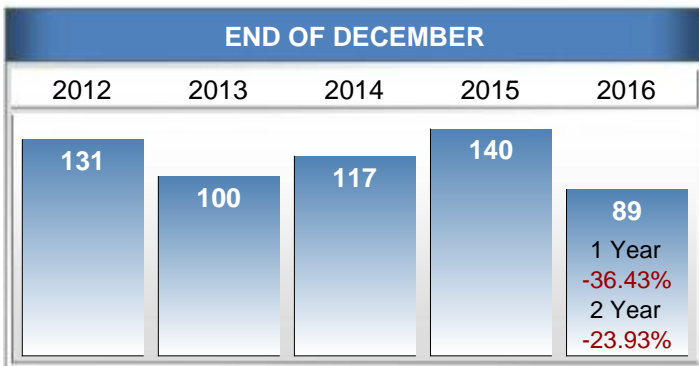
Active Inventory as of Jan 08, 2017



Active Inventory

Report Produced on: Jan 09, 2017

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Active Inventory

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5yr DEC AVG = 115 **3 MONTHS**

High
Feb 2012 = 156

Low
Dec 2016 = 89

Inventory this month at **89**, below the 5 yr DEC average of **115**

OCT	121
NOV	107
DEC	89
-11.57%	
-16.82%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	7	7.87%	73.0	3	3	1	0		
\$50,001 - \$75,000	7	7.87%	71.0	3	4	0	0		
\$75,001 - \$125,000	16	17.98%	68.5	3	9	3	1		
\$125,001 - \$200,000	22	24.72%	92.0	3	15	3	1		
\$200,001 - \$250,000	13	14.61%	29.0	0	6	6	1		
\$250,001 - \$325,000	15	16.85%	87.0	1	6	7	1		
\$325,001 and up	9	10.11%	102.0	1	0	5	3		
Total Active Inventory by Units:				89	75.0	14	43	25	7
Total Active Inventory by Volume:				16,693,439		1.74M	6.66M	6.22M	2.08M
Median Active Inventory Listing Price:				\$171,900		\$80,750	\$164,000	\$239,900	\$276,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2016

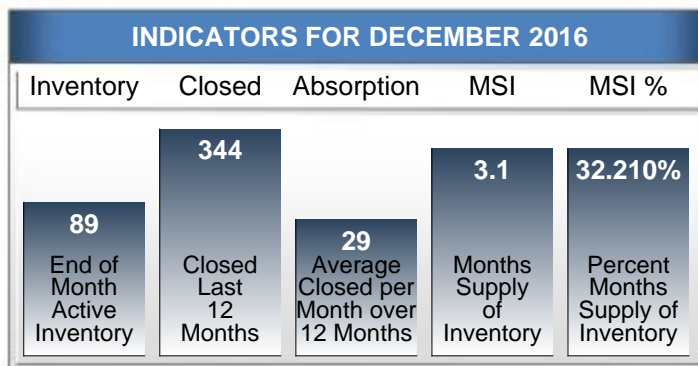
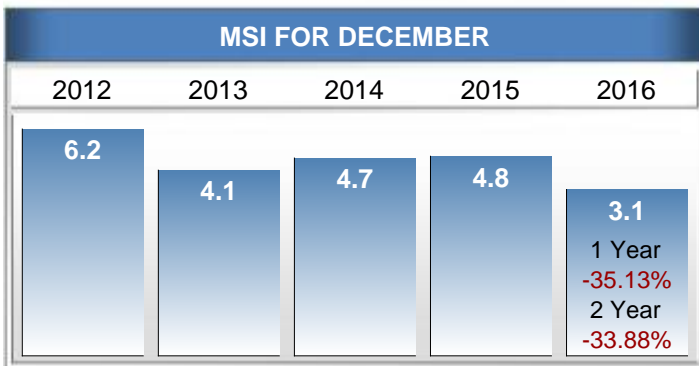
Active Inventory as of Jan 08, 2017



Months Supply of Inventory

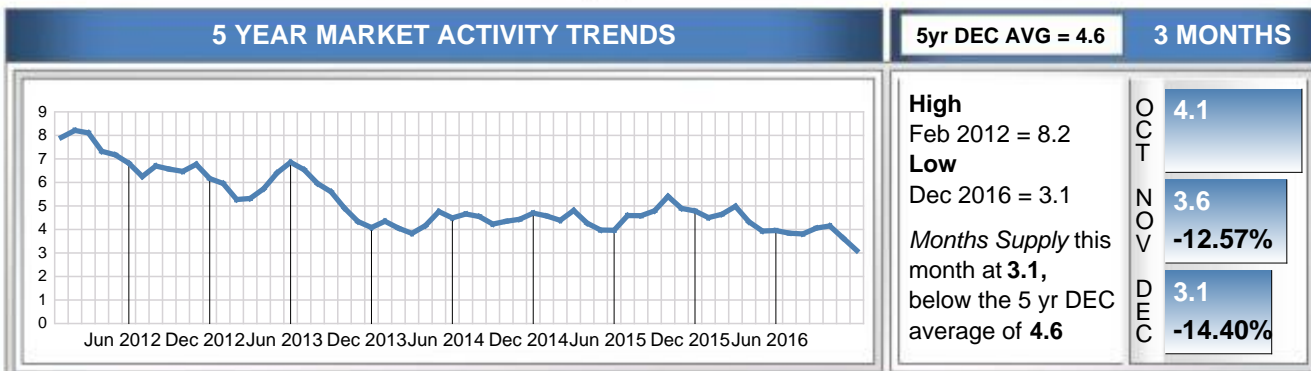
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Months Supply

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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+
\$50,000 and less	7	7.87%	2.2	2.6	1.9	2.4	0.0
\$50,001 - \$75,000	7	7.87%	3.8	4.0	5.3	0.0	0.0
\$75,001 - \$125,000	16	17.98%	3.3	2.4	2.6	12.0	0.0
\$125,001 - \$200,000	22	24.72%	2.4	12.0	2.2	1.5	12.0
\$200,001 - \$250,000	13	14.61%	2.2	0.0	1.7	3.4	2.4
\$250,001 - \$325,000	15	16.85%	5.3	0.0	5.5	5.3	2.4
\$325,001 and up	9	10.11%	10.8	0.0	0.0	15.0	12.0
MSI:			3.1	4.0	2.5	4.0	4.9
Total Active Inventory:			89	14	43	25	7



Monthly Inventory Analysis

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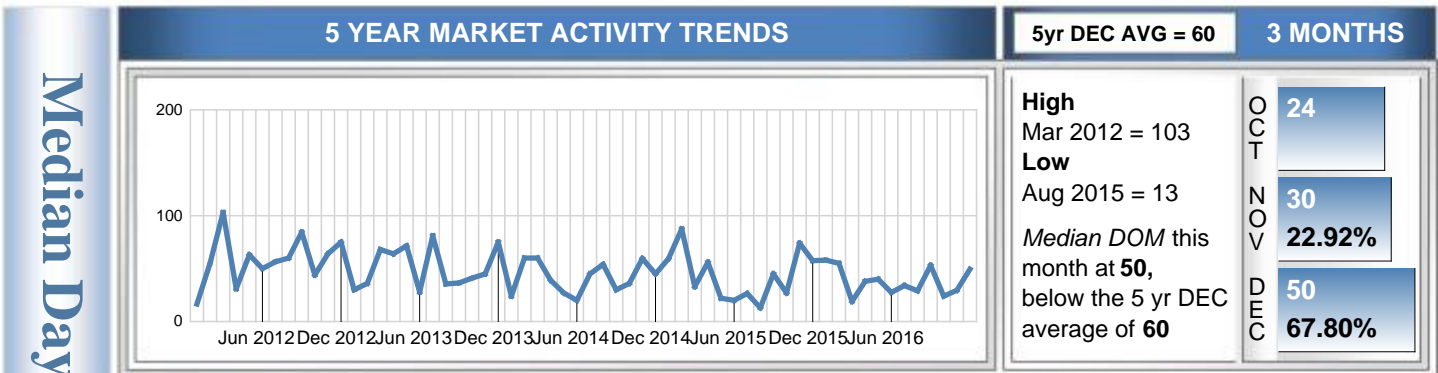
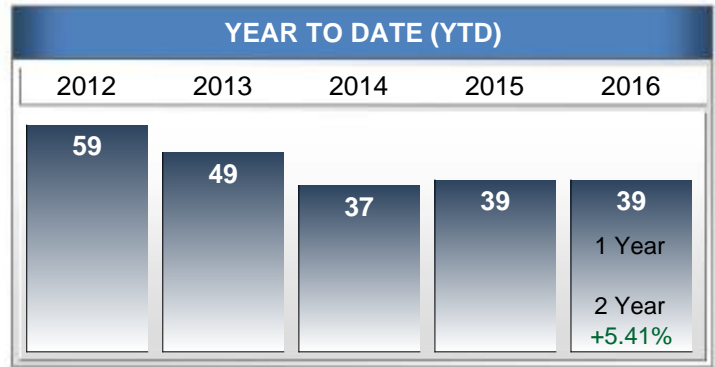
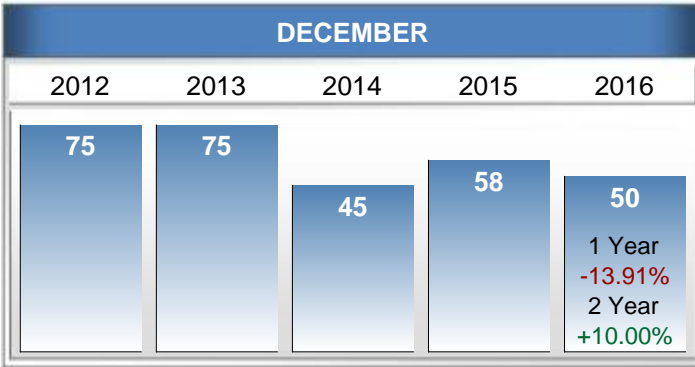
Closed Sales as of Jan 08, 2017



Median Days on Market to Sale

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Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?
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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	2	9.09%	35.0	1.0	69.0	0.0	0.0
\$75,001 - \$100,000	2	9.09%	97.5	127.0	68.0	0.0	0.0
\$100,001 - \$150,000	4	18.18%	33.0	3.0	33.0	85.0	0.0
\$150,001 - \$200,000	5	22.73%	47.0	0.0	47.0	45.0	159.0
\$200,001 - \$225,000	2	9.09%	42.5	0.0	0.0	33.0	52.0
\$225,001 - \$225,000	0	0.00%	42.5	0.0	0.0	0.0	0.0
\$225,001 and up	7	31.82%	62.0	0.0	52.5	90.0	80.0
Median Closed DOM:	49.5			3.0	47.0	45.0	80.0
Total Closed Units:	22			3	11	5	3
Total Closed Volume:	3,779,750			260.60K	1.85M	1.03M	636.75K



Monthly Inventory Analysis

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December 2016

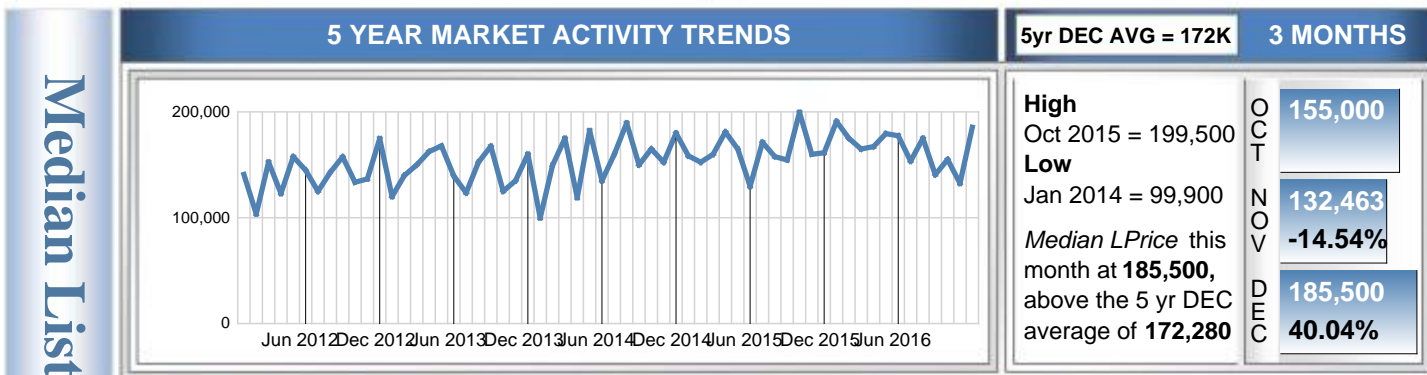
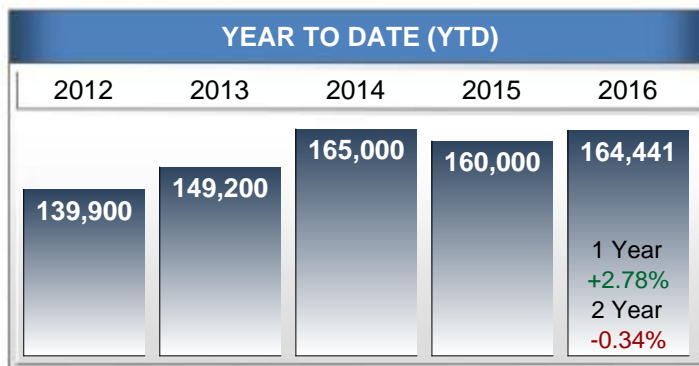
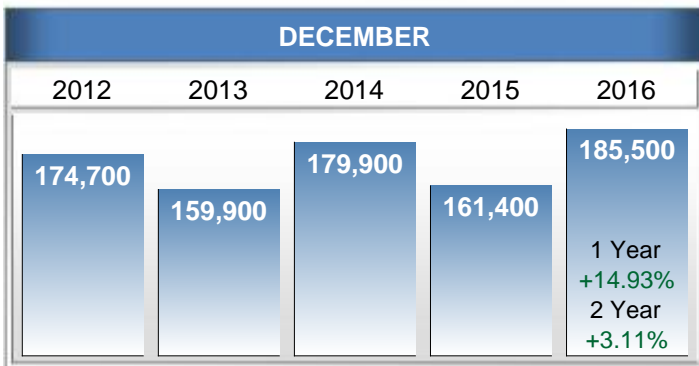
Closed Sales as of Jan 08, 2017



Median List Price at Closing

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Area Delimited by Zipcode 73044 - Residential Property Type



Median List Price

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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+
\$75,000 and less	2		9.09%	54,950	55,000	54,900	0	0
\$75,001 - \$100,000	2		9.09%	88,950	83,000	94,900	0	0
\$100,001 - \$150,000	4		18.18%	137,250	150,000	122,200	145,000	0
\$150,001 - \$200,000	5		22.73%	185,000	0	175,000	186,000	185,000
\$200,001 - \$225,000	2		9.09%	212,000	0	0	217,500	206,500
\$225,001 - \$225,000	0		0.00%	212,000	0	0	0	0
\$225,001 and up	7		31.82%	249,900	0	237,450	266,450	275,000
Median List Price:		\$185,500			\$83,000	\$175,000	\$217,500	\$206,500
Total Closed Units:		22			3	11	5	3
Total List Volume:		3,921,899			288.00K	1.89M	1.08M	666.50K



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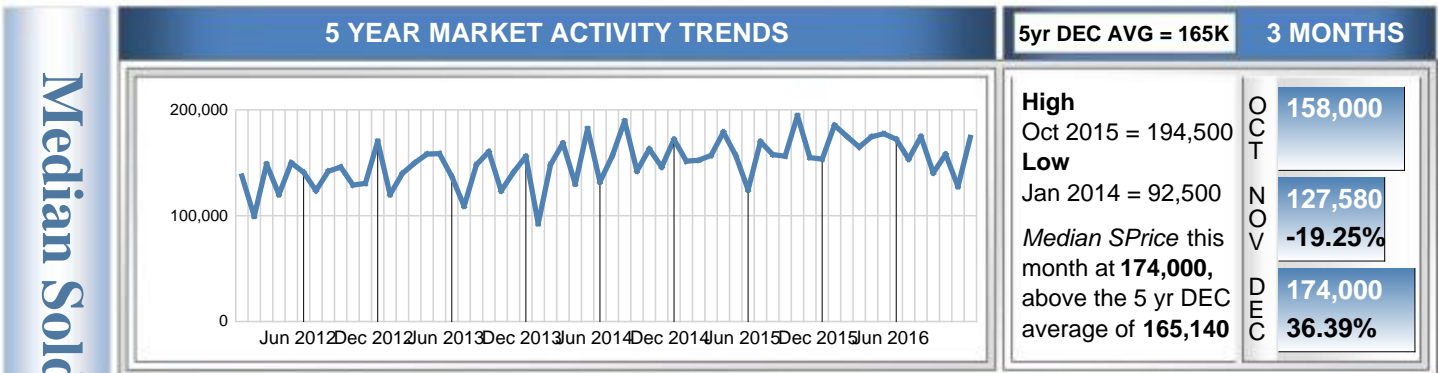
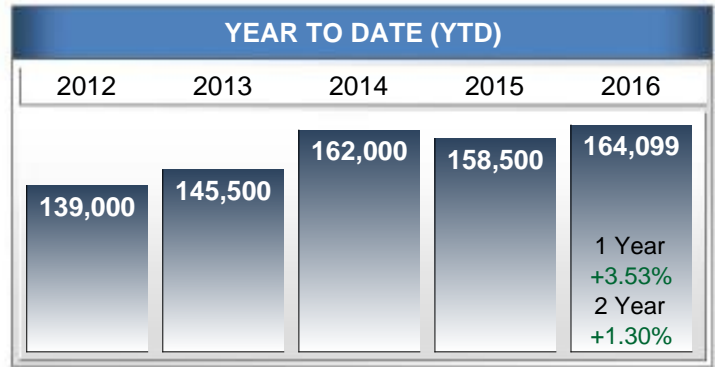
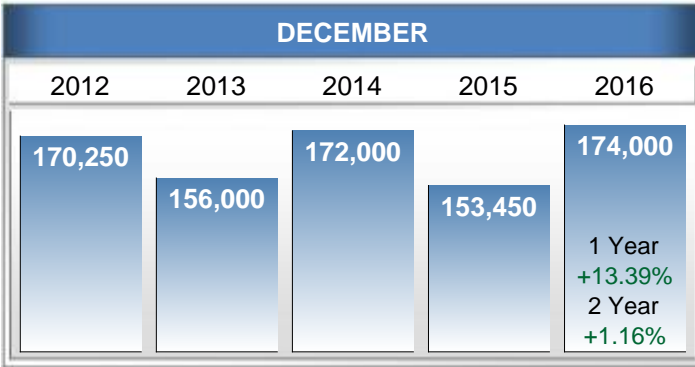
Closed Sales as of Jan 08, 2017



Median Sold Price at Closing

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Area Delimited by Zipcode 73044 - 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	2		9.09%	50,550	53,100	48,000	0	0
\$75,001 - \$100,000	2		9.09%	84,000	76,000	92,000	0	0
\$100,001 - \$150,000	4		18.18%	125,100	131,500	116,800	135,000	0
\$150,001 - \$200,000	5		22.73%	173,000	0	173,000	165,000	175,000
\$200,001 - \$225,000	2		9.09%	210,825	0	0	215,900	205,750
\$225,001 - \$225,000	0		0.00%	210,825	0	0	0	0
\$225,001 and up	7		31.82%	240,000	0	234,950	258,500	256,000
Median Closed Price:	\$174,000				\$76,000	\$173,000	\$215,900	\$205,750
Total Closed Units:	22				3	11	5	3
Total Closed Volume:	3,779,750				260.60K	1.85M	1.03M	636.75K



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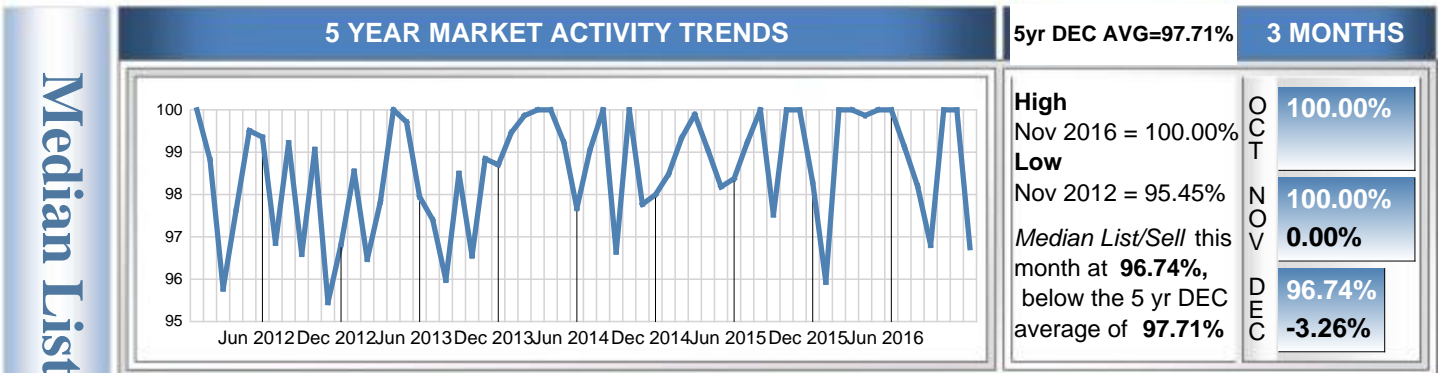
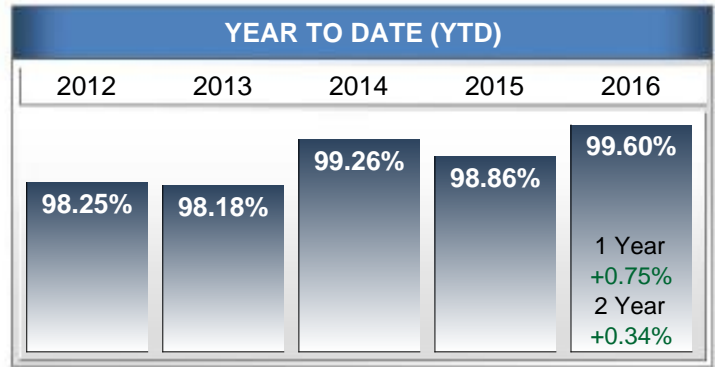
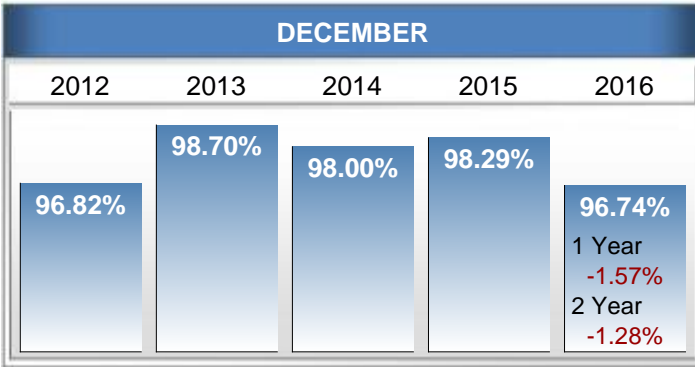
Closed Sales as of Jan 08, 2017



Median Percent of List Price to Selling Price

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Median List/Sell Price

Ready to Buy or Sell Real Estate?
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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	2	9.09%	91.99%	96.55%	87.43%	0.00%	0.00%
\$75,001 - \$100,000	2	9.09%	94.26%	91.57%	96.94%	0.00%	0.00%
\$100,001 - \$150,000	4	18.18%	92.38%	87.67%	95.83%	93.10%	0.00%
\$150,001 - \$200,000	5	22.73%	98.48%	0.00%	98.86%	88.71%	94.59%
\$200,001 - \$225,000	2	9.09%	99.45%	0.00%	0.00%	99.26%	99.64%
\$225,001 - \$225,000	0	0.00%	99.45%	0.00%	0.00%	0.00%	0.00%
\$225,001 and up	7	31.82%	99.56%	0.00%	99.78%	96.89%	93.09%
Median List/Sell Ratio:	96.74%			91.57%	98.86%	93.10%	94.59%
Total Closed Units:	22			3	11	5	3
Total Closed Volume:	3,779,750			260.60K	1.85M	1.03M	636.75K



Monthly Inventory Analysis

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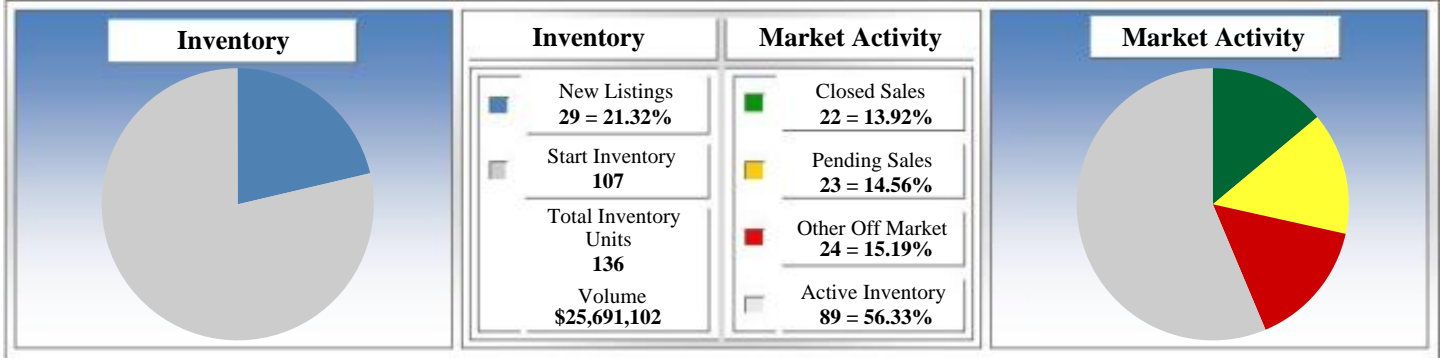
Inventory as of Jan 08, 2017



Market Summary

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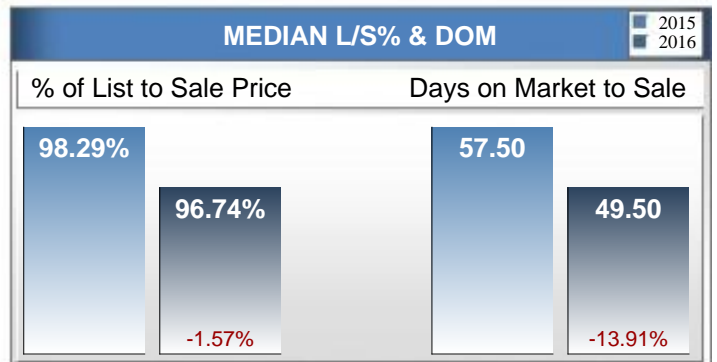
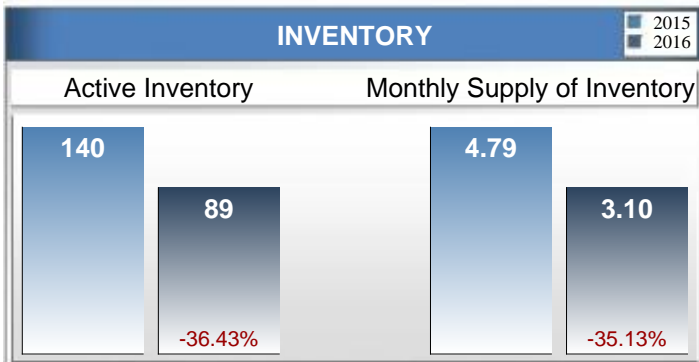
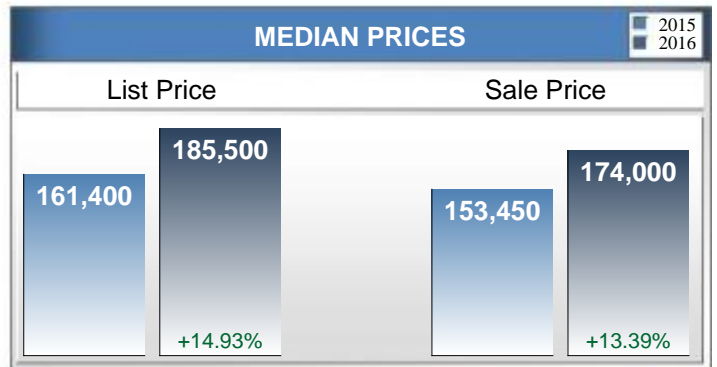
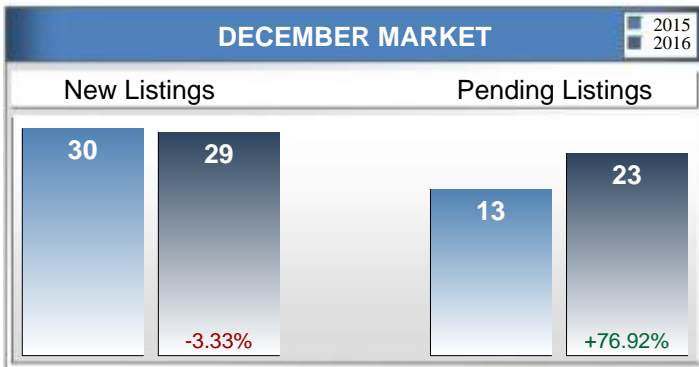
Area Delimited by Zipcode 73044 - Residential Property Type



Absorption: Last 12 months, an Average of 29 Sales/Month

Active Inventory as of December 31, 2016 = 89

	DECEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	32	22	-31.25%	351	344	-1.99%
Pending Sales	13	23	76.92%	350	364	4.00%
New Listings	30	29	-3.33%	518	486	-6.18%
Median List Price	161,400	185,500	14.93%	160,000	164,441	2.78%
Median Sale Price	153,450	174,000	13.39%	158,500	164,099	3.53%
Median Percent of List Price to Selling Price	98.29%	96.74%	-1.57%	98.86%	99.60%	0.75%
Median Days on Market to Sale	57.50	49.50	-13.91%	39.00	39.00	0.00%
Monthly Inventory	140	89	-36.43%	140	89	-36.43%
Months Supply of Inventory	4.79	3.10	-35.13%	4.79	3.10	-35.13%





December 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

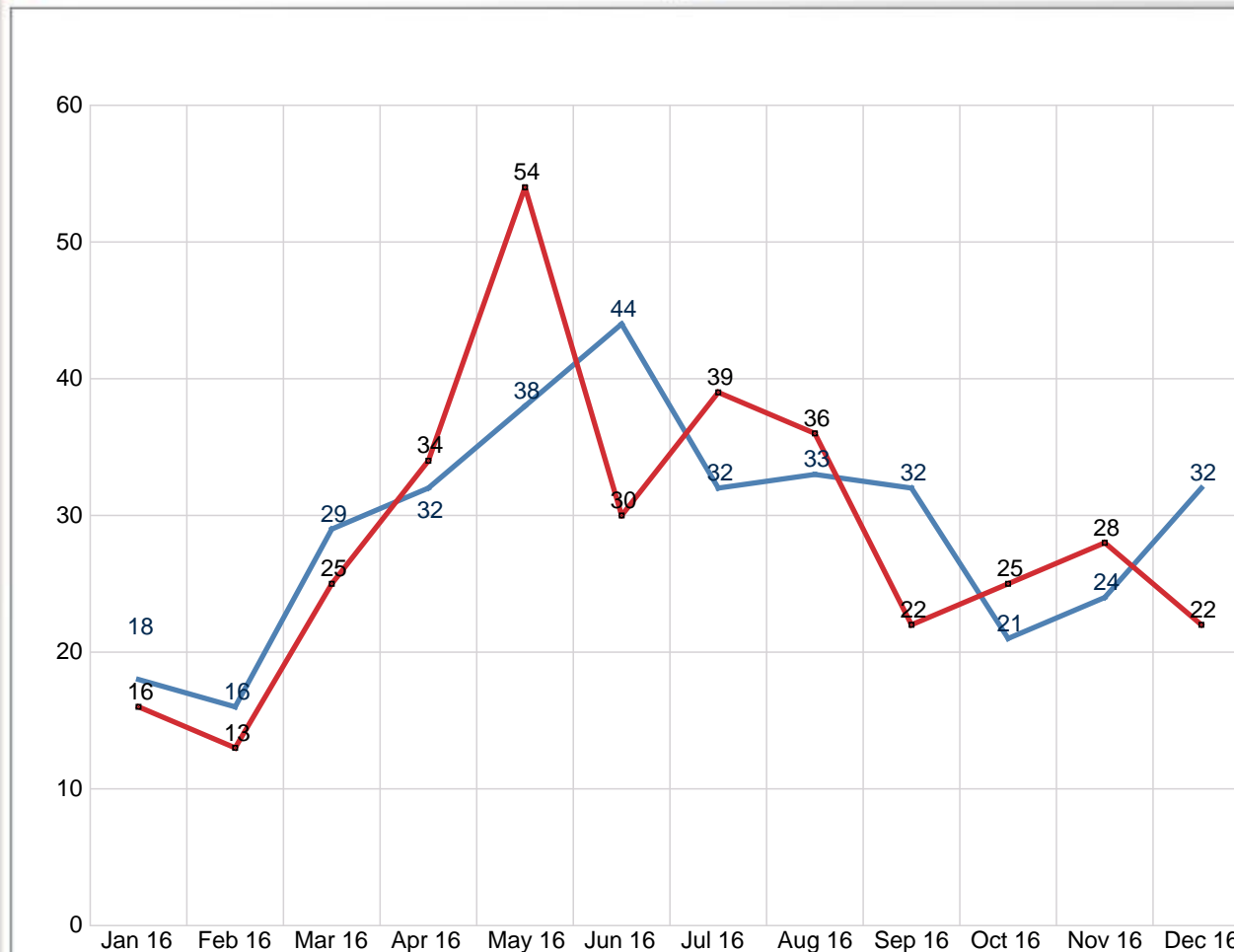
Report Produced on: Jan 09, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

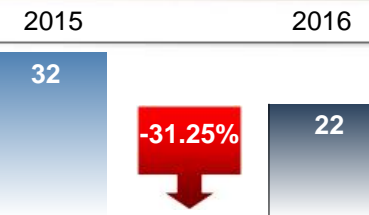
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■ January 2016 - December 2016 (Current Year with Values)
 ■ January 2015 - December 2015 (Previous Year)

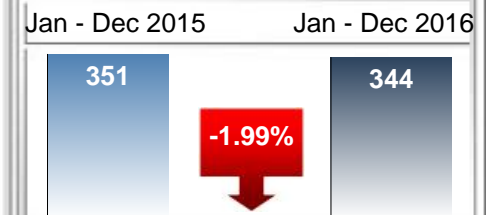


Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

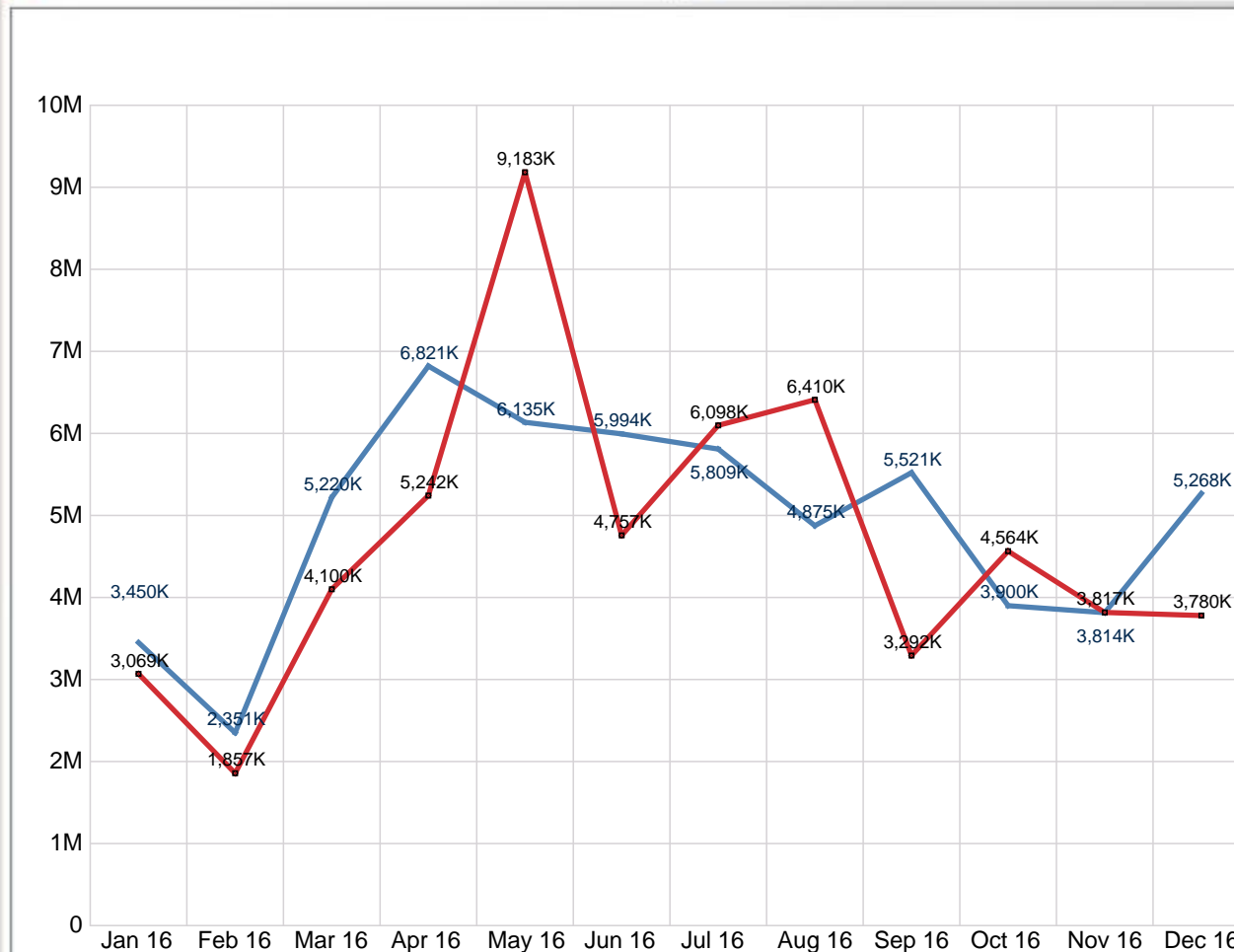
Report Produced on: Jan 09, 2017

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Market Trends

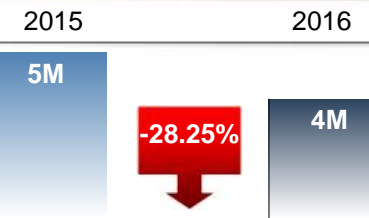
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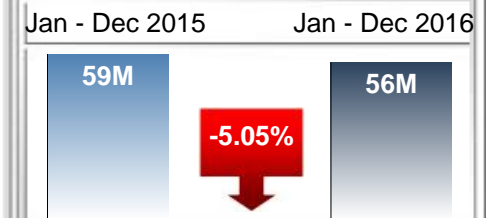


Comparative Analysis

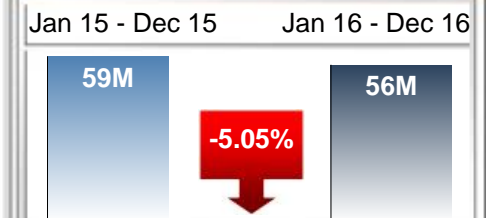
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

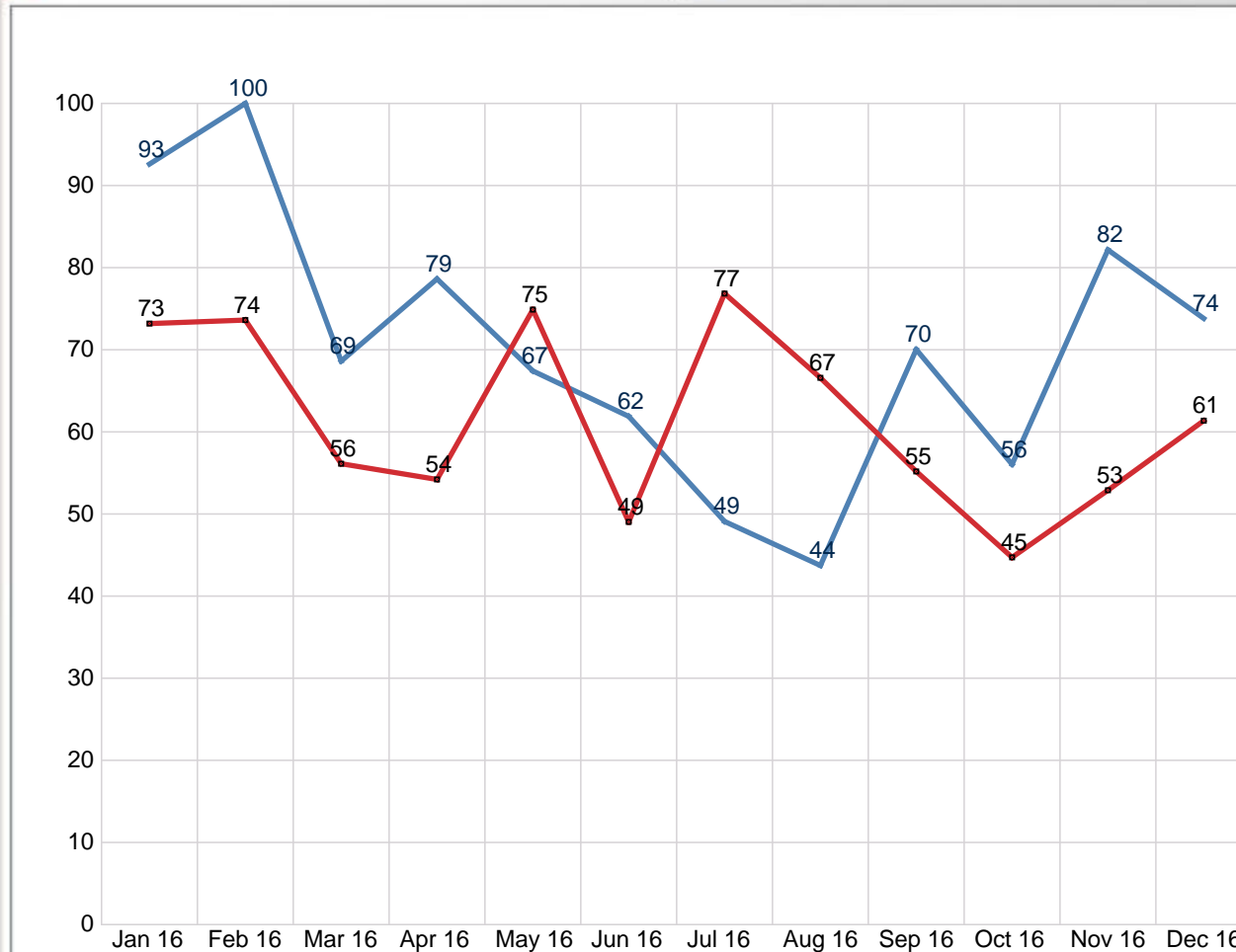
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 09, 2017

Market Trends

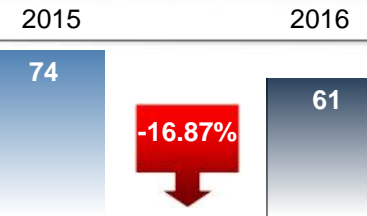
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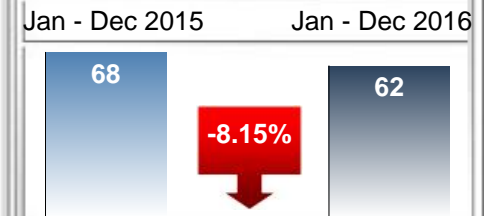


Comparative Analysis

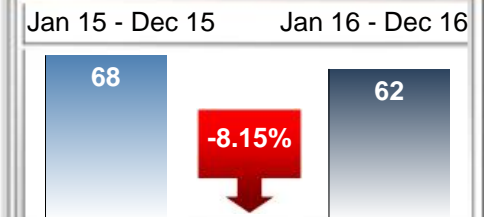
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

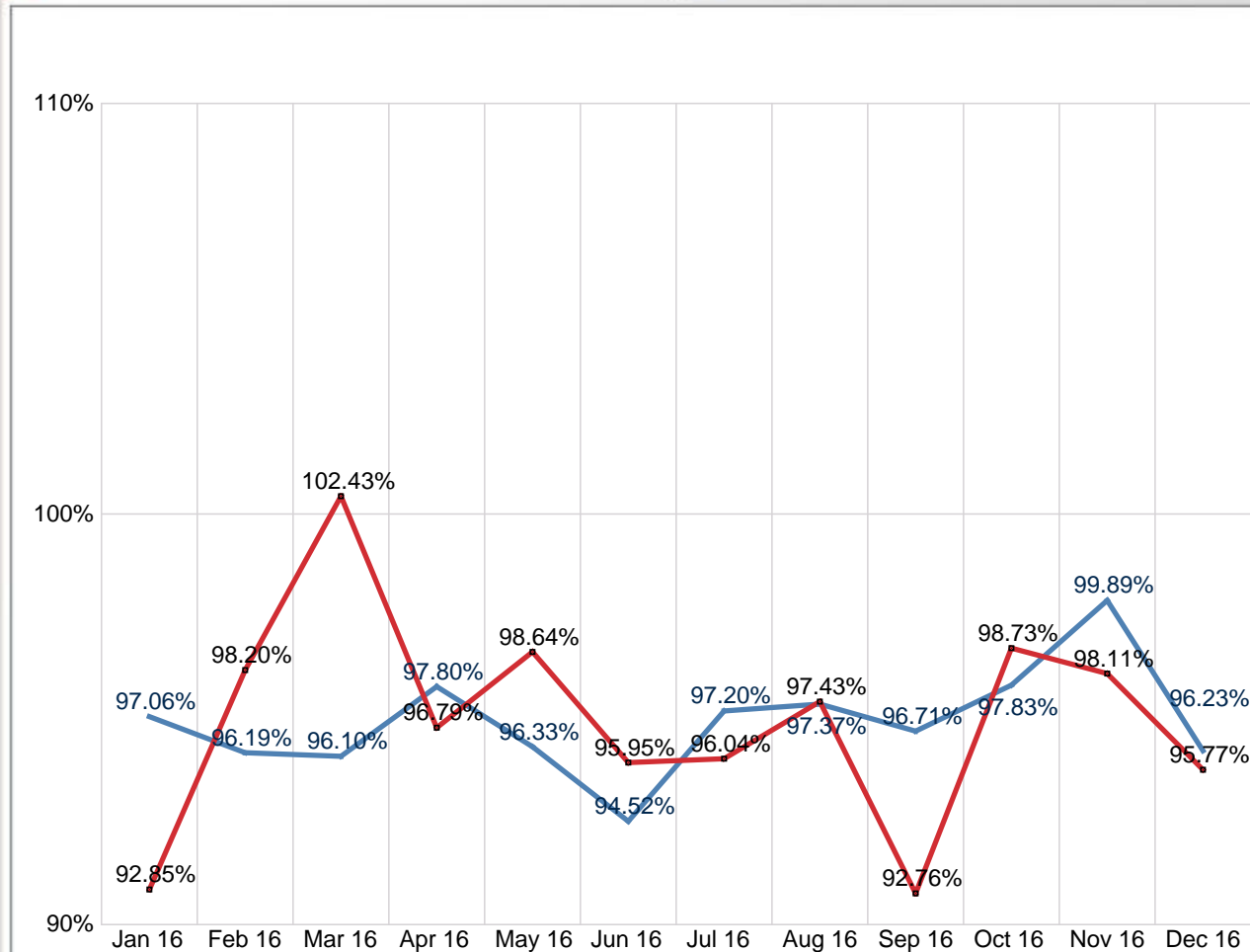
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Market Trends

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■ January 2016 - December 2016 (Current Year with Values)
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Comparative Analysis

DECEMBER

2015	2016
96.23%	95.77%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.48%</div>	

YEAR TO DATE (YTD)

Jan - Dec 2015	Jan - Dec 2016
96.79%	97.20%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.42%</div>	

12 MONTH COMPARATIVE

Jan 15 - Dec 15	Jan 16 - Dec 16
96.79%	97.20%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.42%</div>	



December 2016

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

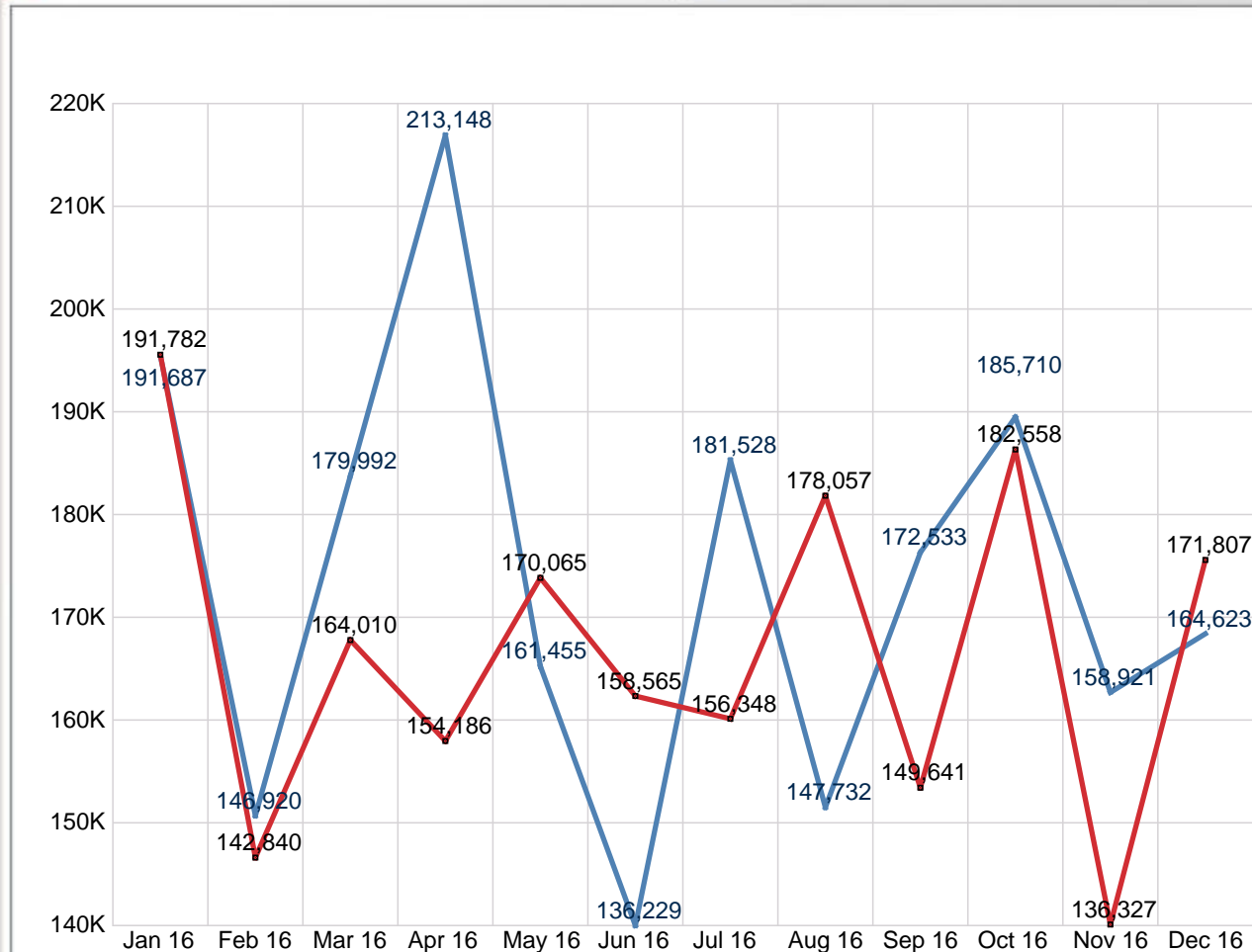
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Market Trends

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



Comparative Analysis

DECEMBER

2015	2016
164,623	171,807
<div style="color: green; font-size: 2em;">↑</div> 4.36%	

YEAR TO DATE (YTD)

Jan - Dec 2015	Jan - Dec 2016
168,541	163,282
<div style="color: red; font-size: 2em;">↓</div> -3.12%	

12 MONTH COMPARATIVE

Jan 15 - Dec 15	Jan 16 - Dec 16
168,541	163,282
<div style="color: red; font-size: 2em;">↓</div> -3.12%	