



December 2016

Area Delimited by City Of Edmond -
Residential Property Type

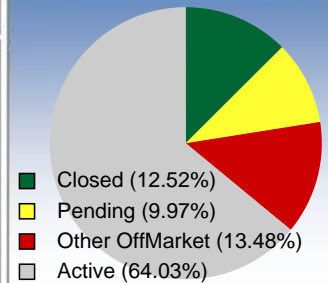


Absorption: Last 12 months, an Average of **316** Sales/Month

Active Inventory as of December 31, 2016 = **1,406**

	DECEMBER		
	2015	2016	+/- %
Closed Listings	304	275	-9.54%
Pending Listings	185	219	18.38%
New Listings	307	313	1.95%
Median List Price	239,250	253,731	6.05%
Median Sale Price	232,950	250,000	7.32%
Median Percent of List Price to Selling Price	99.05%	98.53%	-0.52%
Median Days on Market to Sale	58.00	47.00	-18.97%
End of Month Inventory	1,336	1,406	5.24%
Months Supply of Inventory	3.95	4.45	12.63%

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) Increases

The total housing inventory at the end of December 2016 rose **5.24%** to 1,406 existing homes available for sale. Over the last 12 months this area has had an average of 316 closed sales per month. This represents an unsold inventory index of **4.45** 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 **7.32%** in December 2016 to \$250,000 versus the previous year at \$232,950.

Median Days on Market Shortens

The median number of **47.00** days that homes spent on the market before selling decreased by 11.00 days or **18.97%** in December 2016 compared to last year's same month at **58.00** 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 313 New Listings in December 2016, up **1.95%** from last year at 307. Furthermore, there were 275 Closed Listings this month versus last year at 304, a **-9.54%** decrease.

Closed versus Listed trends yielded a **87.9%** ratio, down from previous year's, December 2015, at **99.0%**, a **11.27%** downswing. This will certainly create pressure on an increasing 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

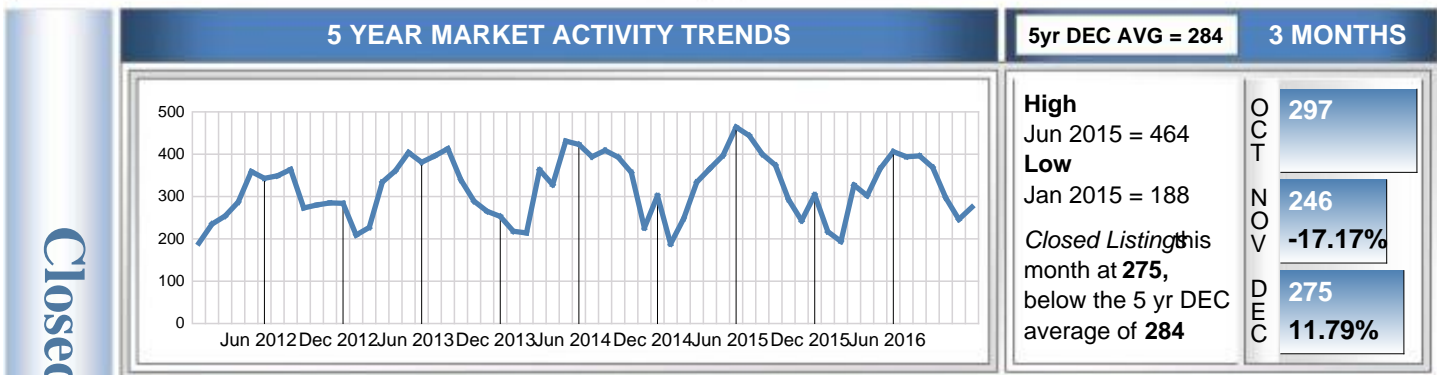
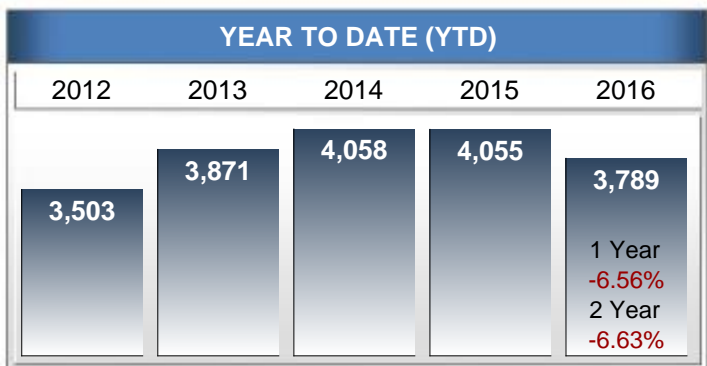
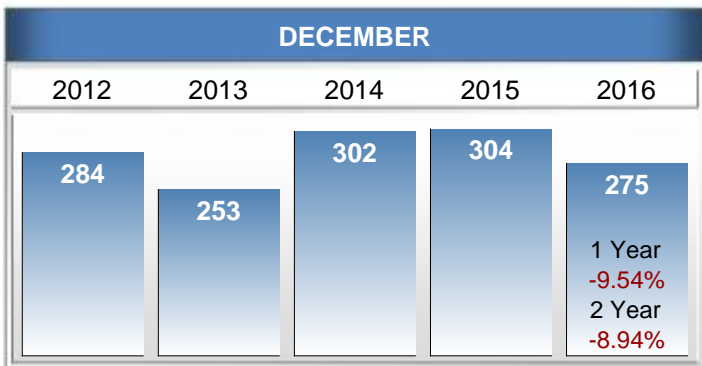
Closed Sales as of Jan 08, 2017



Closed Listings

Report Produced on: Jan 09, 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15	5.45%	18.0	3	10	1	1
\$125,001 - \$150,000	23	8.36%	19.0	1	22	0	0
\$150,001 - \$200,000	57	20.73%	55.0	1	43	13	0
\$200,001 - \$275,000	66	24.00%	46.0	0	30	34	2
\$275,001 - \$350,000	50	18.18%	44.0	2	23	20	5
\$350,001 - \$475,000	37	13.45%	99.0	0	12	21	4
\$475,001 and up	27	9.82%	55.0	0	4	17	6
Total Closed Units: 275				7	144	106	18
Total Closed Volume: 81,702,030				1.10M	33.67M	38.25M	8.68M
Median Closed Price: \$250,000				\$145,000	\$195,503	\$291,450	\$390,000



Monthly Inventory Analysis

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December 2016

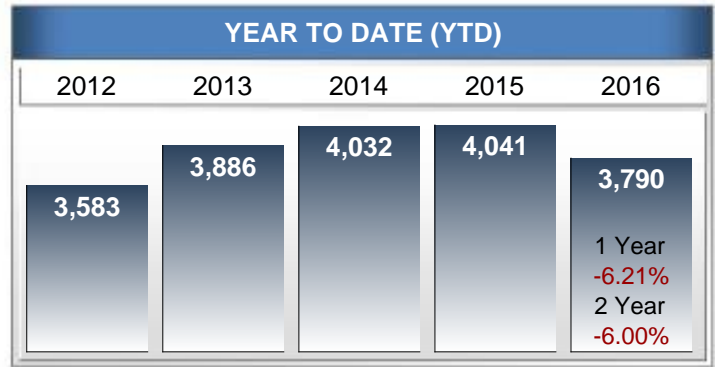
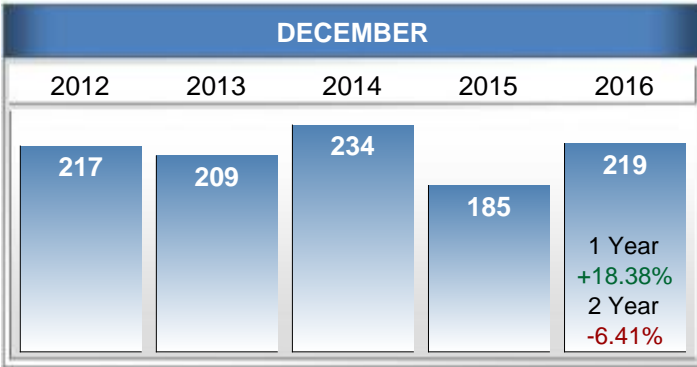
Pending Listings as of Jan 08, 2017



Pending Listings

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Area Delimited by City Of Edmond - Residential Property Type



Pending Listings

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5yr DEC AVG = 213 **3 MONTHS**

High
Apr 2015 = 446

Low
Dec 2015 = 185

Pending Listing this month at **219**, above the 5 yr DEC average of **213**

OCT	251
NOV	267
DEC	219
6.37%	
-17.98%	

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15	6.85%	13.0	4	11	0	0
\$125,001 - \$150,000	16	7.31%	34.5	1	13	2	0
\$150,001 - \$175,000	30	13.70%	45.0	1	26	3	0
\$175,001 - \$275,000	71	32.42%	50.0	1	37	33	0
\$275,001 - \$325,000	32	14.61%	60.5	0	10	21	1
\$325,001 - \$425,000	27	12.33%	67.0	1	8	16	2
\$425,001 and up	28	12.79%	88.5	0	7	18	3
Total Pending Units: 219				8	112	93	6
Total Pending Volume: 59,817,040				1.21M	24.75M	30.85M	3.01M
Median Listing Price: \$234,900				\$127,500	\$183,900	\$289,490	\$467,475



Monthly Inventory Analysis

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December 2016

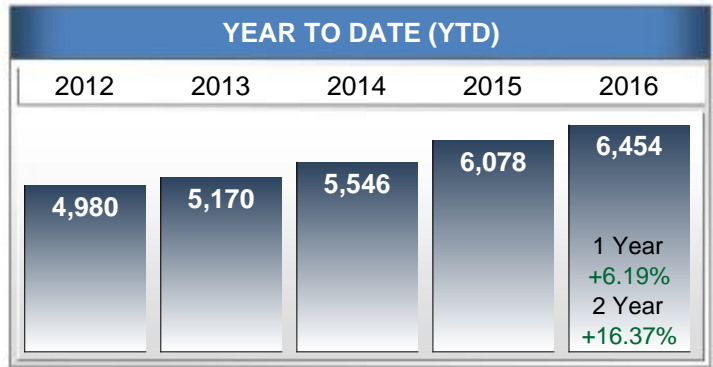
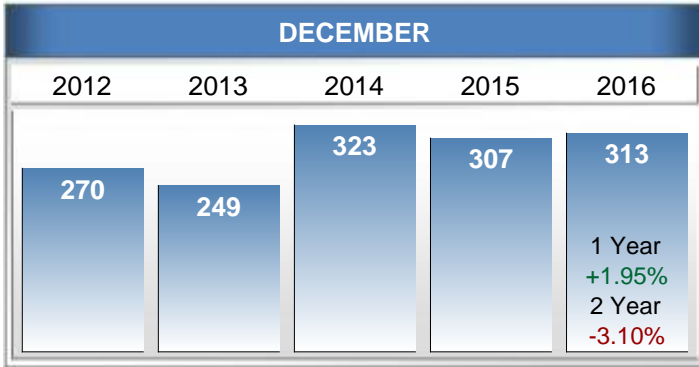
New Listings as of Jan 08, 2017



New Listings

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Area Delimited by City Of Edmond - Residential Property Type



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	24	7.67%	8	15	1	0
\$125,001 - \$175,000	39	12.46%	3	31	5	0
\$175,001 - \$225,000	49	15.65%	2	25	21	1
\$225,001 - \$275,000	65	20.77%	1	41	22	1
\$275,001 - \$350,000	57	18.21%	0	21	34	2
\$350,001 - \$475,000	46	14.70%	1	17	28	0
\$475,001 and up	33	10.54%	0	2	23	8
Total New Listed Units:			15	152	134	12
Total New Listed Volume:			2.38M	36.63M	47.75M	8.86M
Median New Listed Listing Price:			\$125,000	\$234,700	\$314,900	\$764,900

New Listings

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Monthly Inventory Analysis

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December 2016

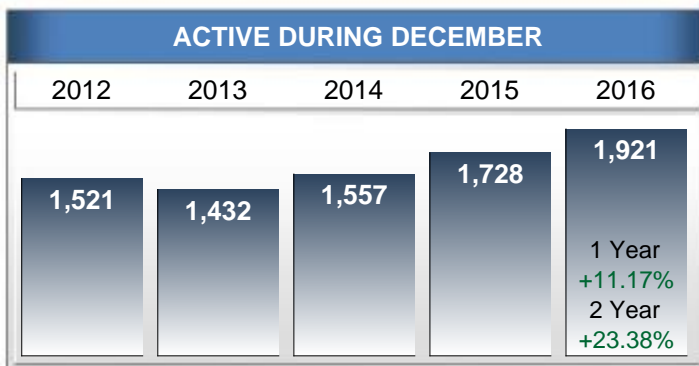
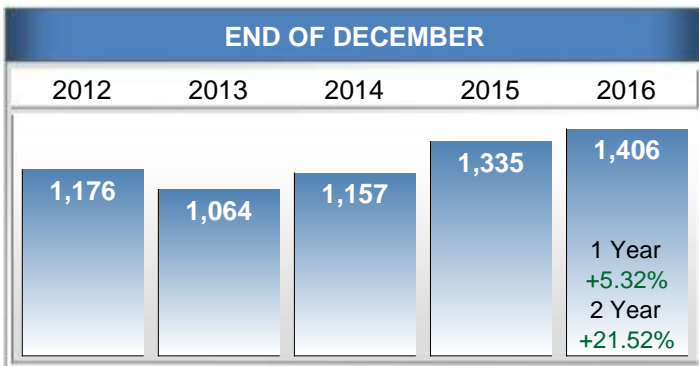
Active Inventory as of Jan 08, 2017



Active Inventory

Report Produced on: Jan 09, 2017

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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5yr DEC AVG = 1,228	3 MONTHS
High Jul 2016 = 1,753	OCT 1,682
Low Dec 2013 = 1,064	NOV 1,608
<i>Inventory</i> this month at 1,406 , above the 5 yr DEC average of 1,228	DEC 1,406
	-4.40%
	-12.56%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	82	5.83%	78.5	25	52	5	0
\$150,001 - \$200,000	176	12.52%	62.5	9	124	42	1
\$200,001 - \$250,000	228	16.22%	72.5	5	132	89	2
\$250,001 - \$325,000	314	22.33%	77.0	5	156	140	13
\$325,001 - \$425,000	251	17.85%	85.0	9	83	145	14
\$425,001 - \$625,000	215	15.29%	94.0	5	40	140	30
\$625,001 and up	140	9.96%	108.0	1	15	74	50

Total Active Inventory by Units:	1,406	80.0	59	602	635	110
Total Active Inventory by Volume:	536,587,233		13.52M	176.02M	263.46M	83.59M
Median Active Inventory Listing Price:	\$299,900		\$159,900	\$249,900	\$348,900	\$577,450



Monthly Inventory Analysis

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December 2016

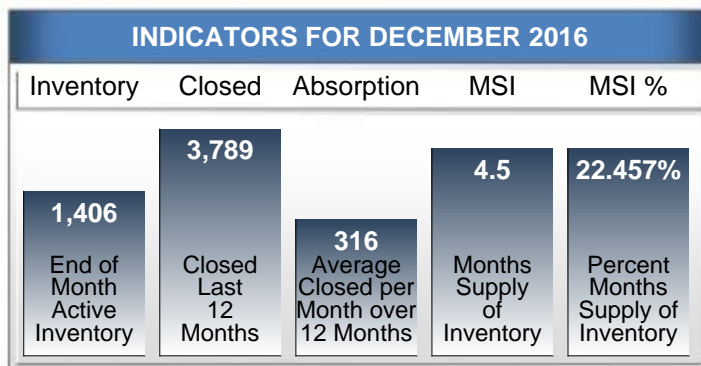
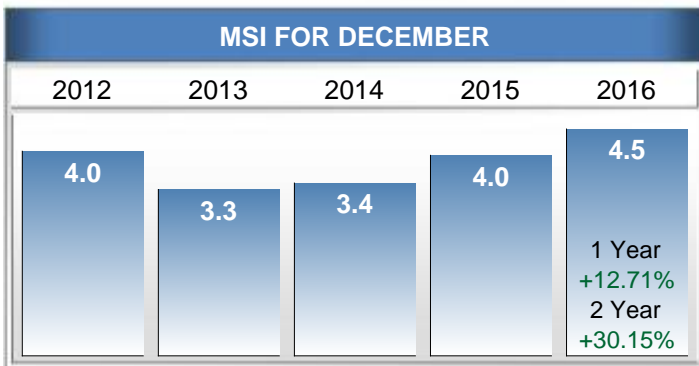
Active Inventory as of Jan 08, 2017



Months Supply of Inventory

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Months Supply
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5yr DEC AVG = 3.8 **3 MONTHS**

High
Jul 2016 = 5.5

Low
Dec 2013 = 3.3

Months Supply this month at **4.5**, above the 5 yr DEC average of **3.8**

OCT	5.3
NOV	5.1
DEC	4.5
DEC	-11.89%

MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	82		5.83%	1.6	3.6	1.3	1.8	0.0
\$150,001 - \$200,000	176		12.52%	2.4	4.7	2.2	2.7	3.0
\$200,001 - \$250,000	228		16.22%	4.1	2.6	5.1	3.3	4.8
\$250,001 - \$325,000	314		22.33%	5.3	4.6	7.3	4.1	6.0
\$325,001 - \$425,000	251		17.85%	6.0	10.8	7.3	5.5	4.5
\$425,001 - \$625,000	215		15.29%	8.2	20.0	14.1	7.6	6.4
\$625,001 and up	140		9.96%	14.7	0.0	36.0	13.7	13.6
MSI:		4.5			4.6	3.8	4.9	7.6
Total Active Inventory:		1,406			59	602	635	110



Monthly Inventory Analysis

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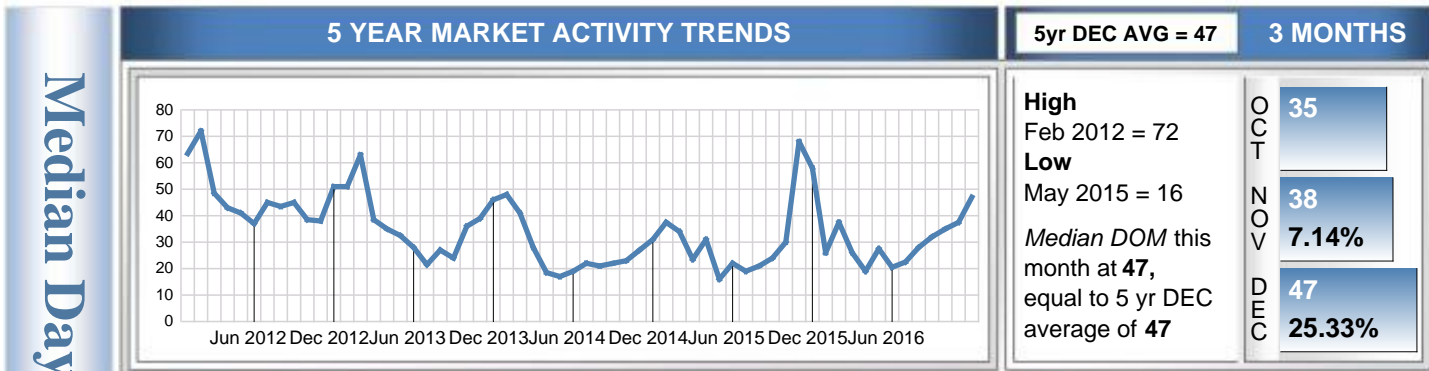
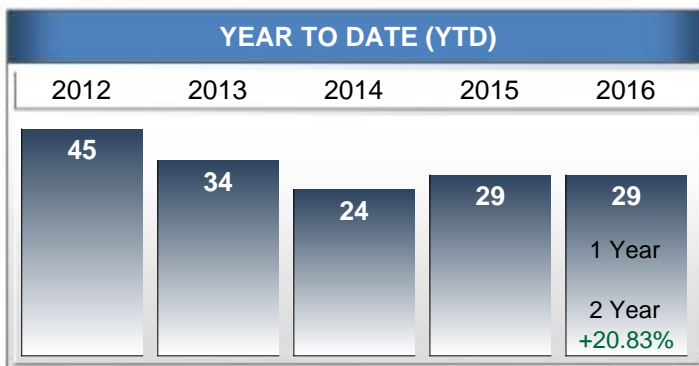
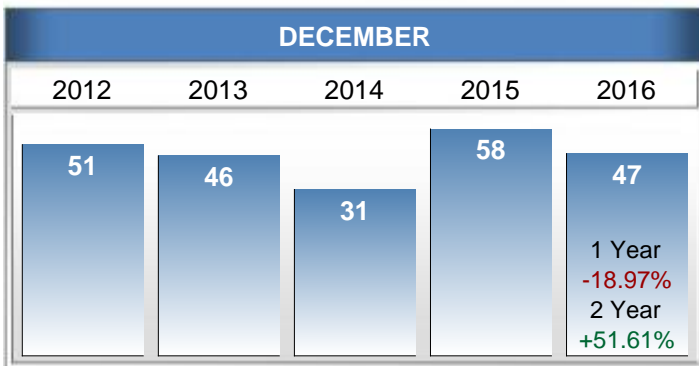
Closed Sales as of Jan 08, 2017



Median Days on Market to Sale

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	15		5.45%	18.0	29.0	18.0	110.0	9.0
\$125,001 - \$150,000	23		8.36%	19.0	67.0	17.5	0.0	0.0
\$150,001 - \$200,000	57		20.73%	55.0	24.0	51.0	77.0	0.0
\$200,001 - \$275,000	66		24.00%	46.0	0.0	53.0	50.5	17.0
\$275,001 - \$350,000	50		18.18%	44.0	26.5	31.0	78.5	90.0
\$350,001 - \$475,000	37		13.45%	99.0	0.0	84.0	100.0	14.5
\$475,001 and up	27		9.82%	55.0	0.0	130.0	45.0	43.0
Median Closed DOM:				47.0	29.0	42.5	65.5	33.0
Total Closed Units:				275	7	144	106	18
Total Closed Volume:				81,702,030	1.10M	33.67M	38.25M	8.68M



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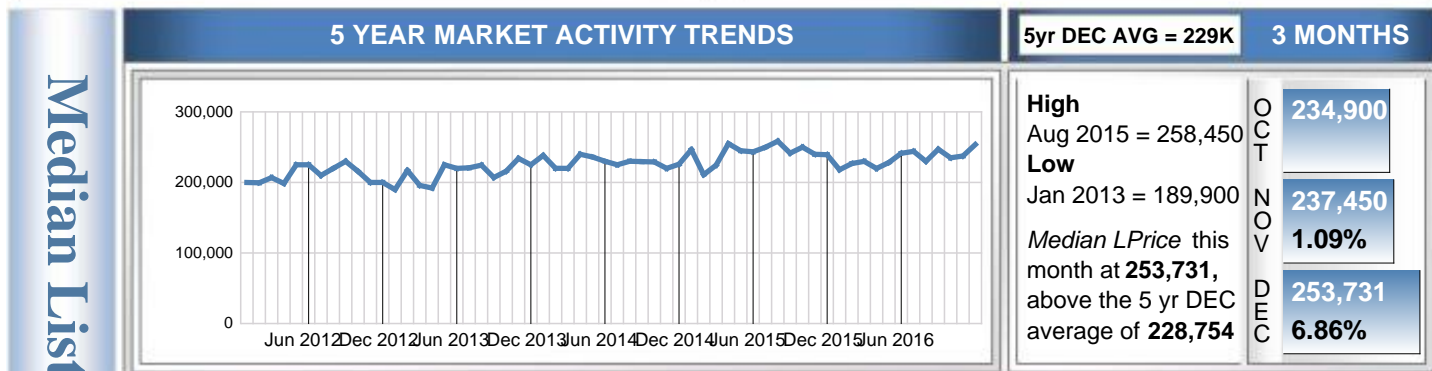
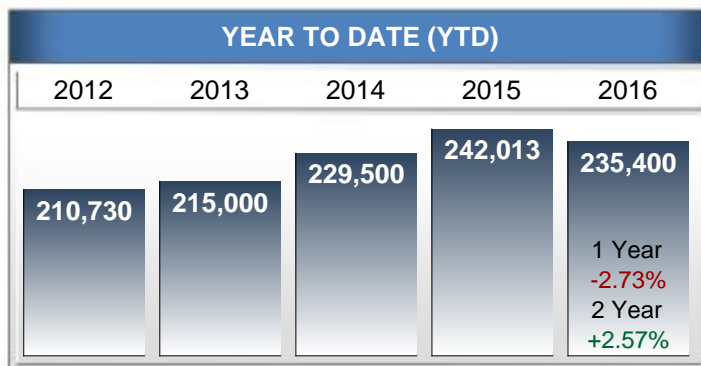
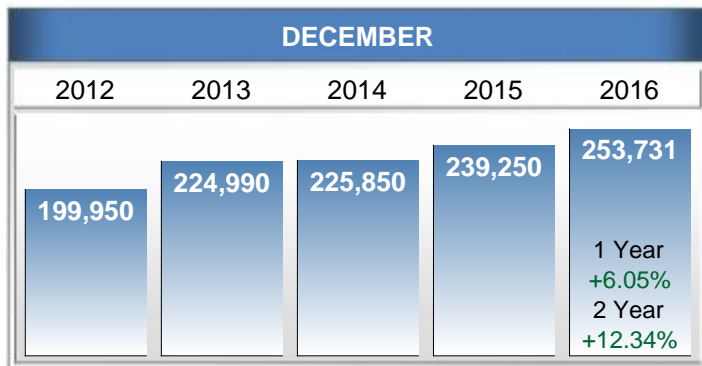
Closed Sales as of Jan 08, 2017



Median List Price at Closing

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Area Delimited by City Of Edmond - 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+
\$125,000 and less	14		5.09%	116,200	70,000	117,950	0	124,900
\$125,001 - \$150,000	20		7.27%	144,948	147,950	144,948	130,000	0
\$150,001 - \$200,000	61		22.18%	174,900	174,900	174,500	182,000	0
\$200,001 - \$275,000	60		21.82%	244,950	0	239,900	247,990	259,950
\$275,001 - \$350,000	53		19.27%	309,777	317,450	311,400	299,900	326,500
\$350,001 - \$475,000	36		13.09%	399,900	0	375,000	419,900	402,900
\$475,001 and up	31		11.27%	575,000	0	574,900	559,000	599,500
Median List Price:		\$253,731			\$147,950	\$199,700	\$296,195	\$402,900
Total Closed Units:		275			7	144	106	18
Total List Volume:		84,077,093			1.15M	34.33M	39.32M	9.28M



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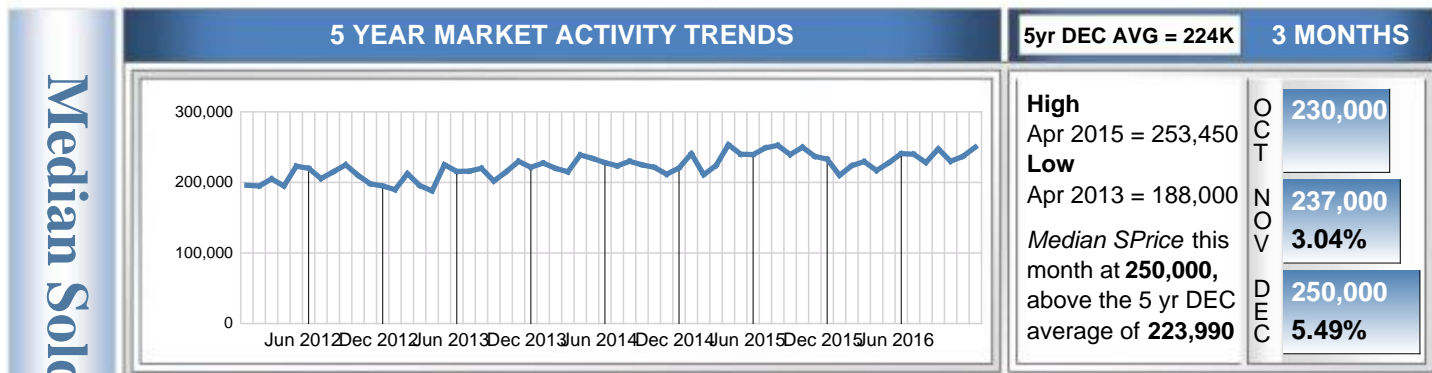
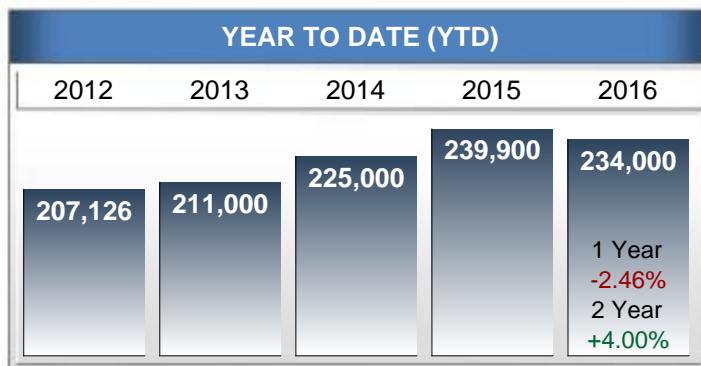
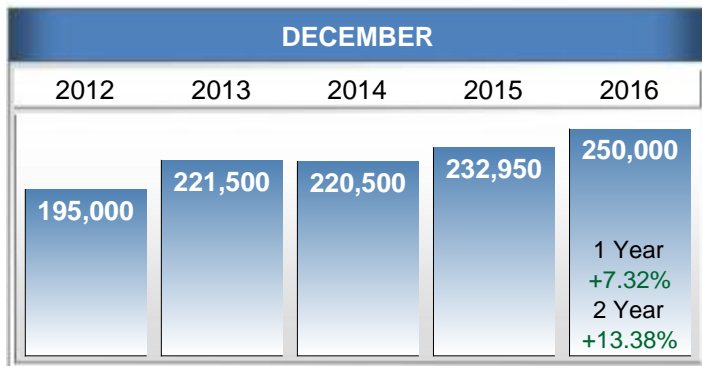
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Median Sold Price at Closing

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Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

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MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15		5.45%	111,400	65,000	112,700	125,000	124,900
\$125,001 - \$150,000	23		8.36%	142,000	145,000	140,500	0	0
\$150,001 - \$200,000	57		20.73%	174,900	175,000	170,000	178,000	0
\$200,001 - \$275,000	66		24.00%	243,085	0	237,950	249,920	256,750
\$275,001 - \$350,000	50		18.18%	307,900	300,000	307,800	302,375	318,000
\$350,001 - \$475,000	37		13.45%	400,000	0	374,200	429,000	415,639
\$475,001 and up	27		9.82%	557,050	0	567,500	549,700	699,750
Median Closed Price:	\$250,000				\$145,000	\$195,503	\$291,450	\$390,000
Total Closed Units:	275				7	144	106	18
Total Closed Volume:	81,702,030				1.10M	33.67M	38.25M	8.68M



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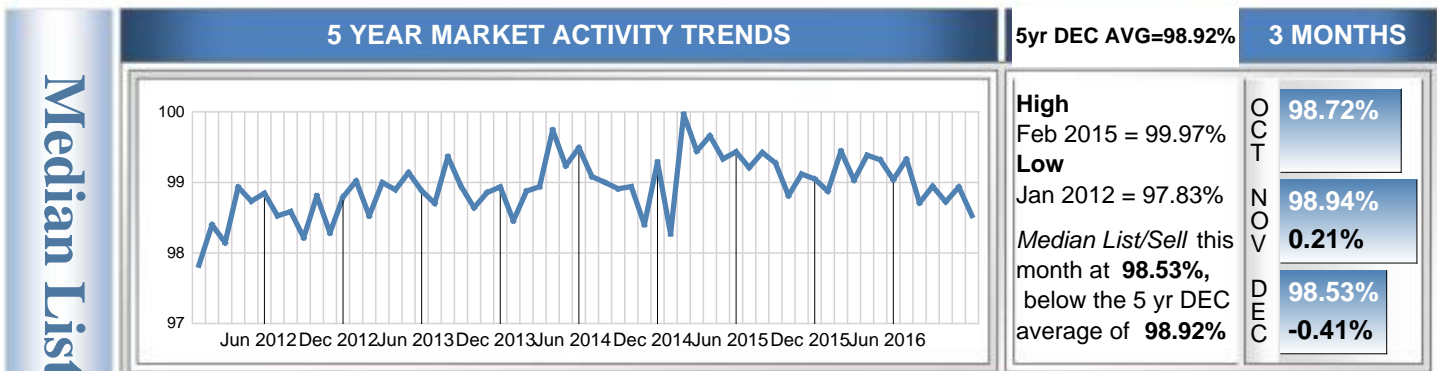
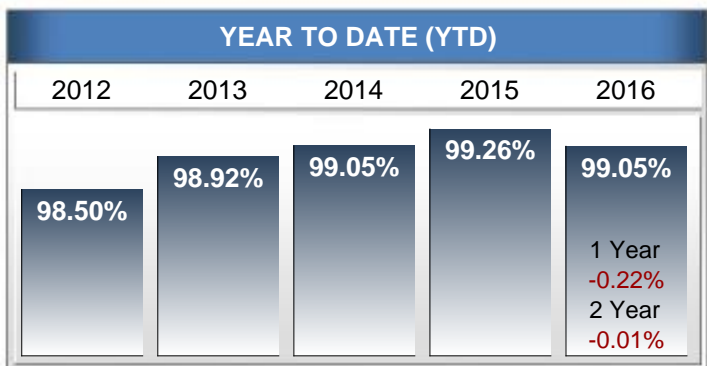
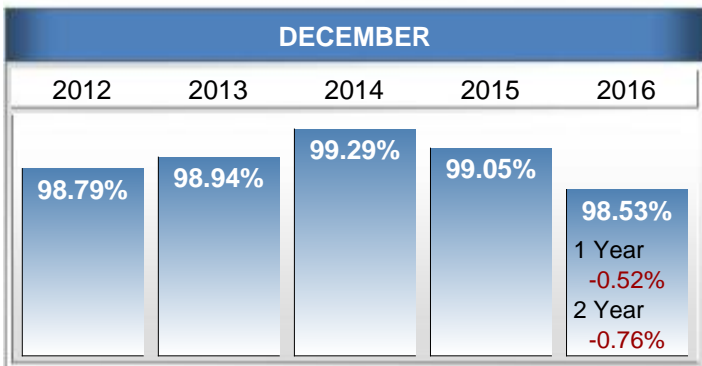
Closed Sales as of Jan 08, 2017



Median Percent of List Price to Selling Price

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Median List/Sell Price

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MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	15	5.45%	96.61%	92.86%	96.96%	96.15%	100.00%
\$125,001 - \$150,000	23	8.36%	97.89%	98.01%	97.31%	0.00%	0.00%
\$150,001 - \$200,000	57	20.73%	99.47%	100.06%	100.00%	97.53%	0.00%
\$200,001 - \$275,000	66	24.00%	98.71%	0.00%	99.15%	98.58%	98.81%
\$275,001 - \$350,000	50	18.18%	98.69%	94.41%	99.35%	98.22%	99.37%
\$350,001 - \$475,000	37	13.45%	97.83%	0.00%	98.83%	96.88%	95.79%
\$475,001 and up	27	9.82%	97.19%	0.00%	97.50%	97.35%	94.94%
Median List/Sell Ratio:	98.53%			98.01%	99.08%	97.91%	97.54%
Total Closed Units:	275			7	144	106	18
Total Closed Volume:	81,702,030			1.10M	33.67M	38.25M	8.68M



Monthly Inventory Analysis

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December 2016

Inventory as of Jan 08, 2017



Market Summary

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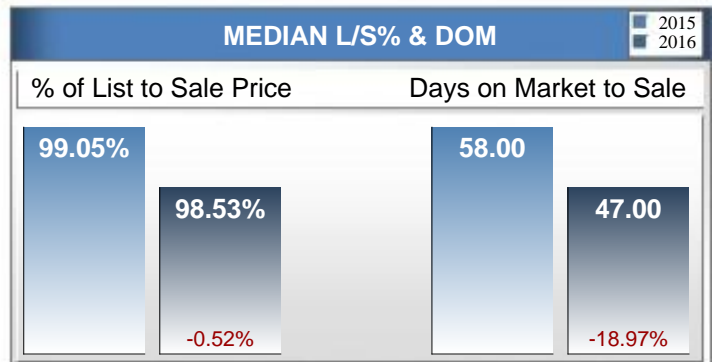
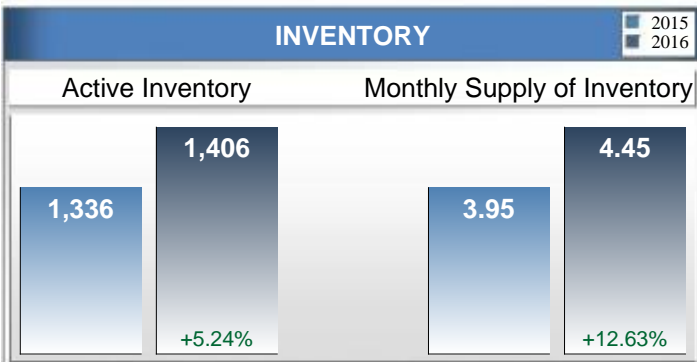
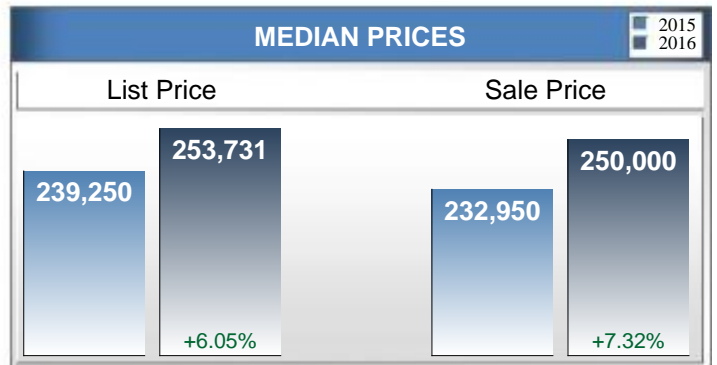
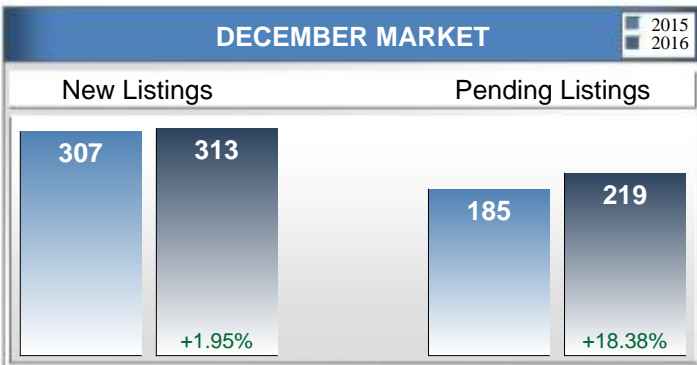
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Absorption: Last 12 months, an Average of 316 Sales/Month

Active Inventory as of December 31, 2016 = 1,406

	DECEMBER			Year To Date		
	2015	2016	+/- %	2015	2016	+/- %
Closed Sales	304	275	-9.54%	4,055	3,789	-6.56%
Pending Sales	185	219	18.38%	4,041	3,790	-6.21%
New Listings	307	313	1.95%	6,078	6,454	6.19%
Median List Price	239,250	253,731	6.05%	242,013	235,400	-2.73%
Median Sale Price	232,950	250,000	7.32%	239,900	234,000	-2.46%
Median Percent of List Price to Selling Price	99.05%	98.53%	-0.52%	99.26%	99.05%	-0.22%
Median Days on Market to Sale	58.00	47.00	-18.97%	29.00	29.00	0.00%
Monthly Inventory	1,336	1,406	5.24%	1,336	1,406	5.24%
Months Supply of Inventory	3.95	4.45	12.63%	3.95	4.45	12.63%





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Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

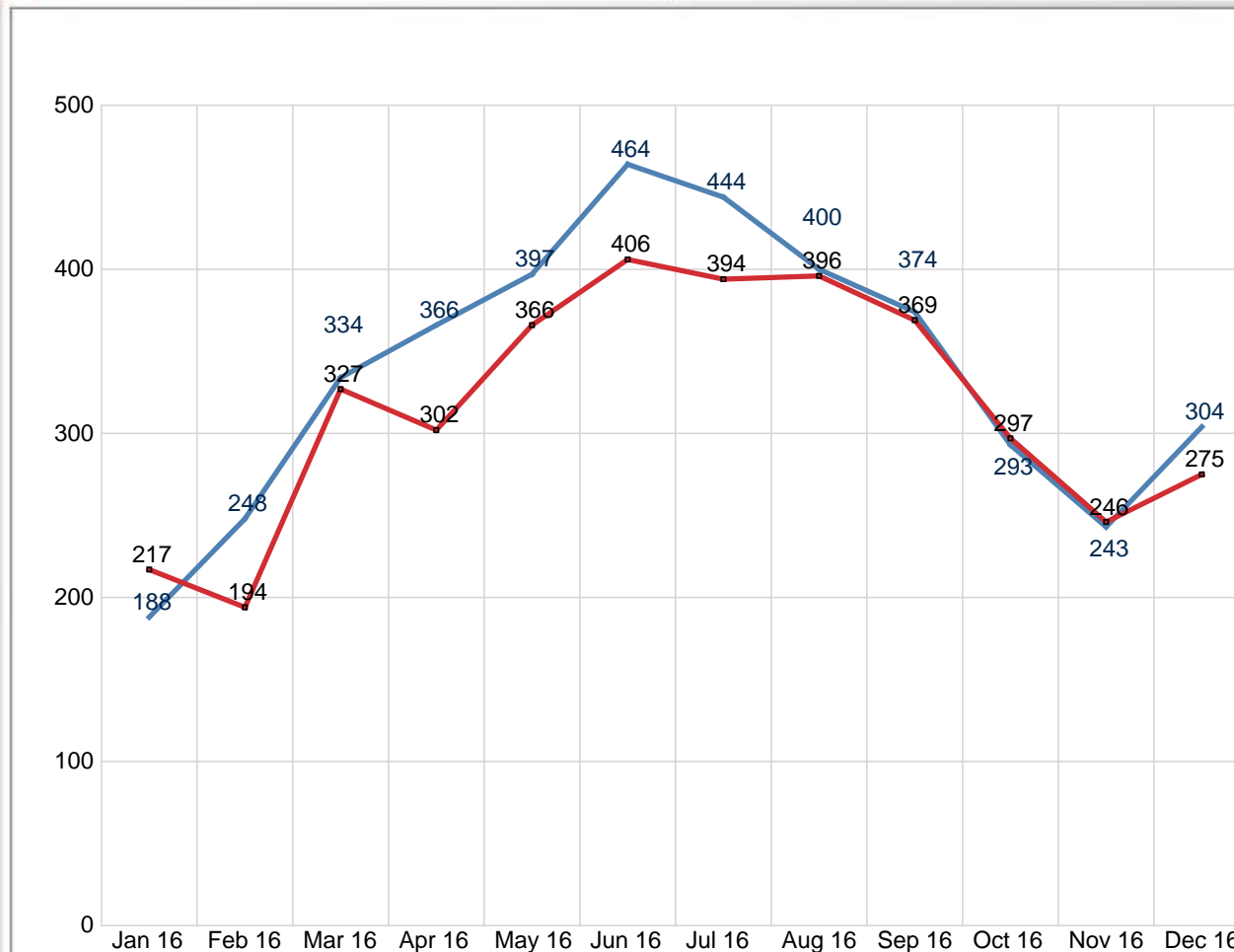
Report Produced on: Jan 09, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

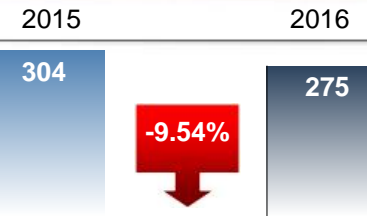
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

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

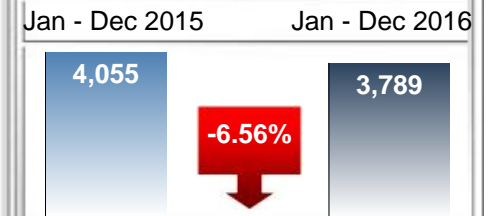


Comparative Analysis

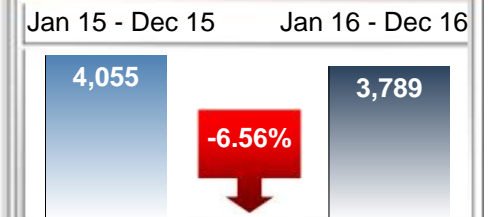
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

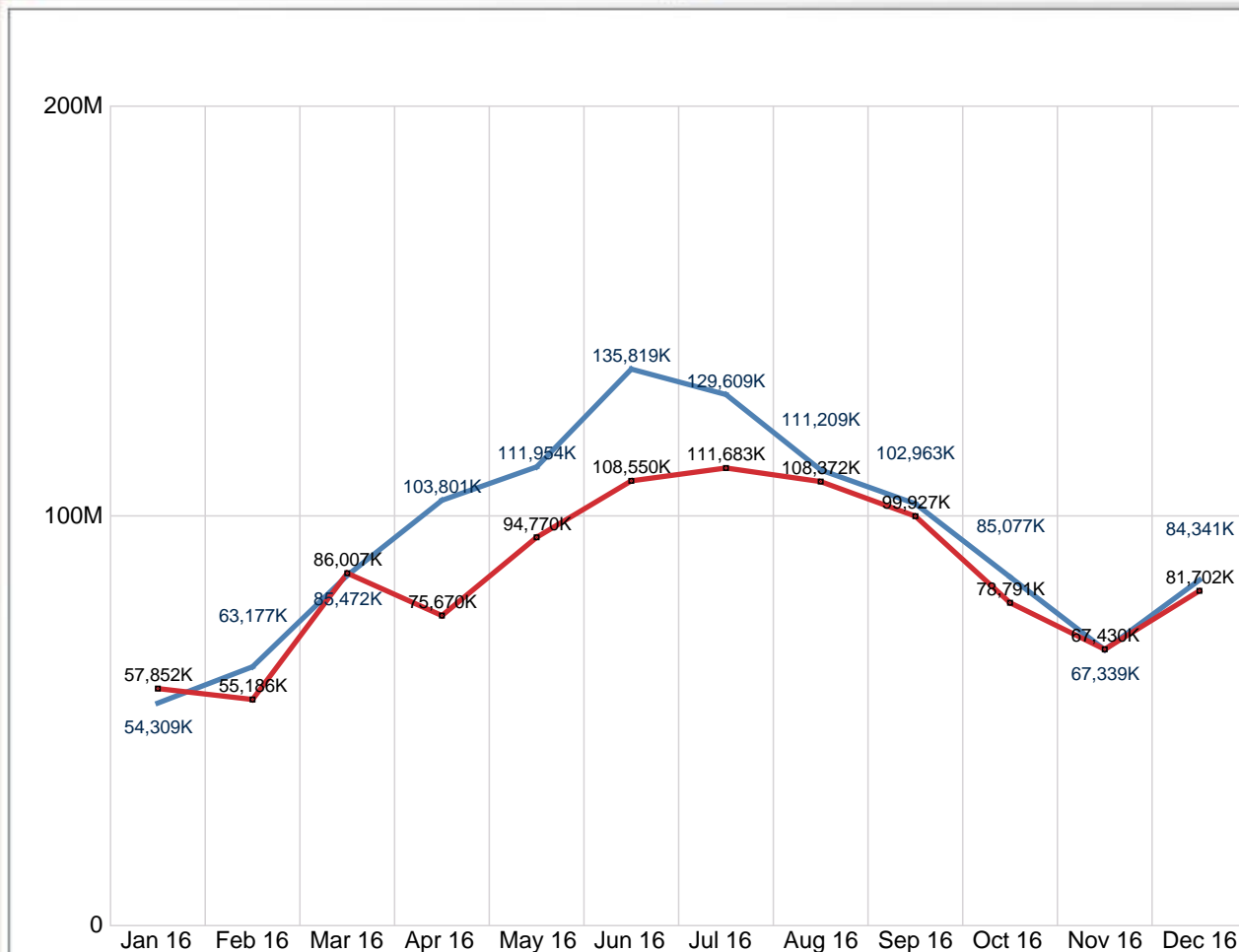
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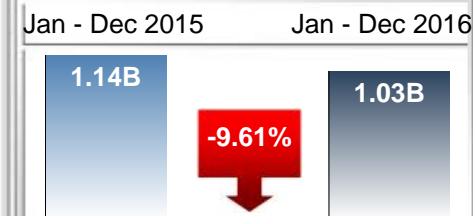


Comparative Analysis

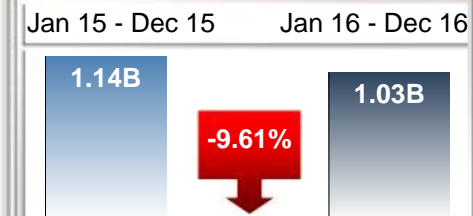
DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

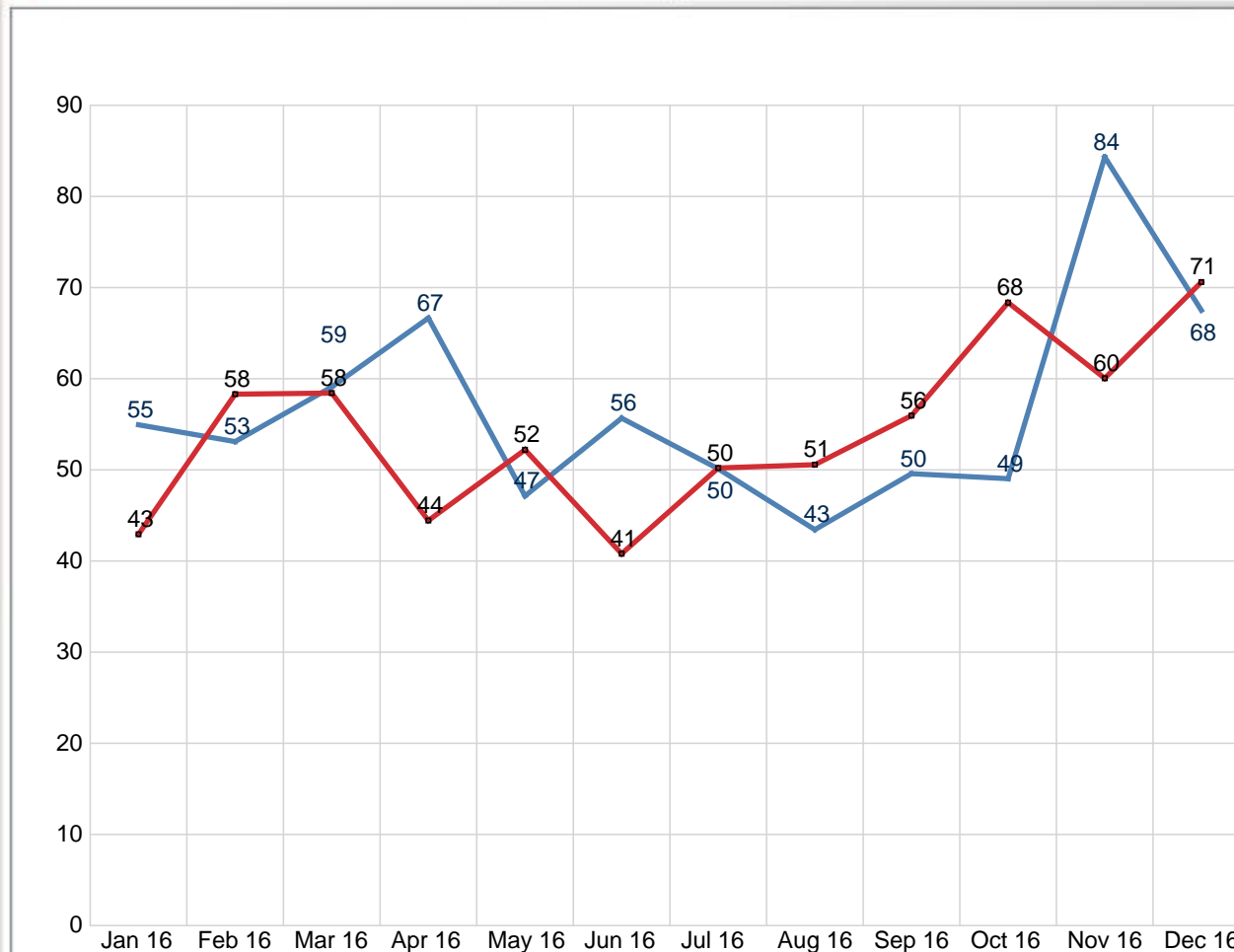
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Market Trends

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 ■ January 2015 - December 2015 (Previous Year)



Comparative Analysis

DECEMBER

2015	2016
68	71
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">4.58%</div>	

YEAR TO DATE (YTD)

Jan - Dec 2015	Jan - Dec 2016
56	54
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> <div style="color: red; font-weight: bold;">-3.39%</div>	

12 MONTH COMPARATIVE

Jan 15 - Dec 15	Jan 16 - Dec 16
56	54
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> <div style="color: red; font-weight: bold;">-3.39%</div>	



December 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

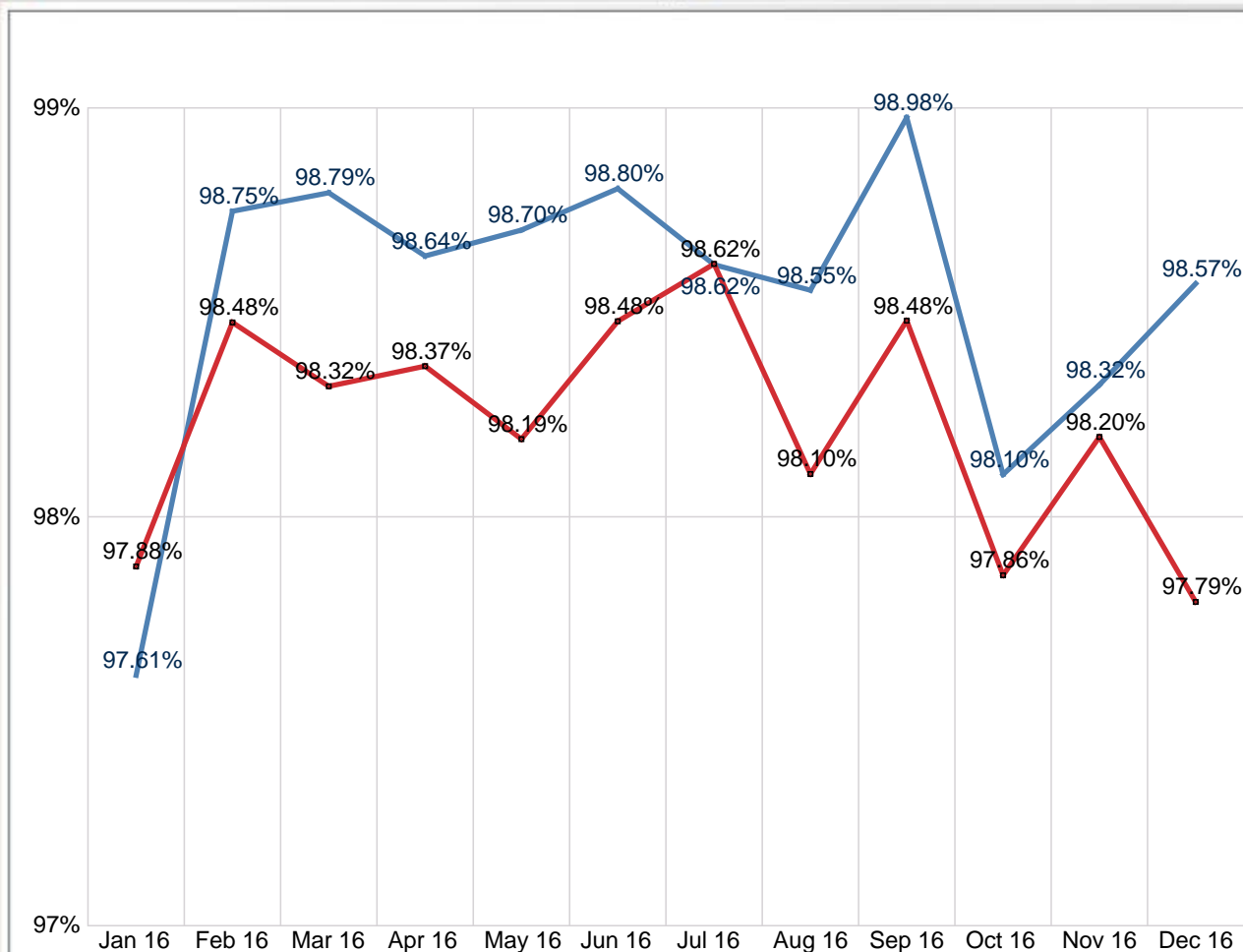
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Market Trends

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



Comparative Analysis

DECEMBER

2015	2016
98.57%	97.79%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.79%</div> 	

YEAR TO DATE (YTD)

Jan - Dec 2015	Jan - Dec 2016
98.59%	98.25%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.35%</div> 	

12 MONTH COMPARATIVE

Jan 15 - Dec 15	Jan 16 - Dec 16
98.59%	98.25%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.35%</div> 	



December 2016

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

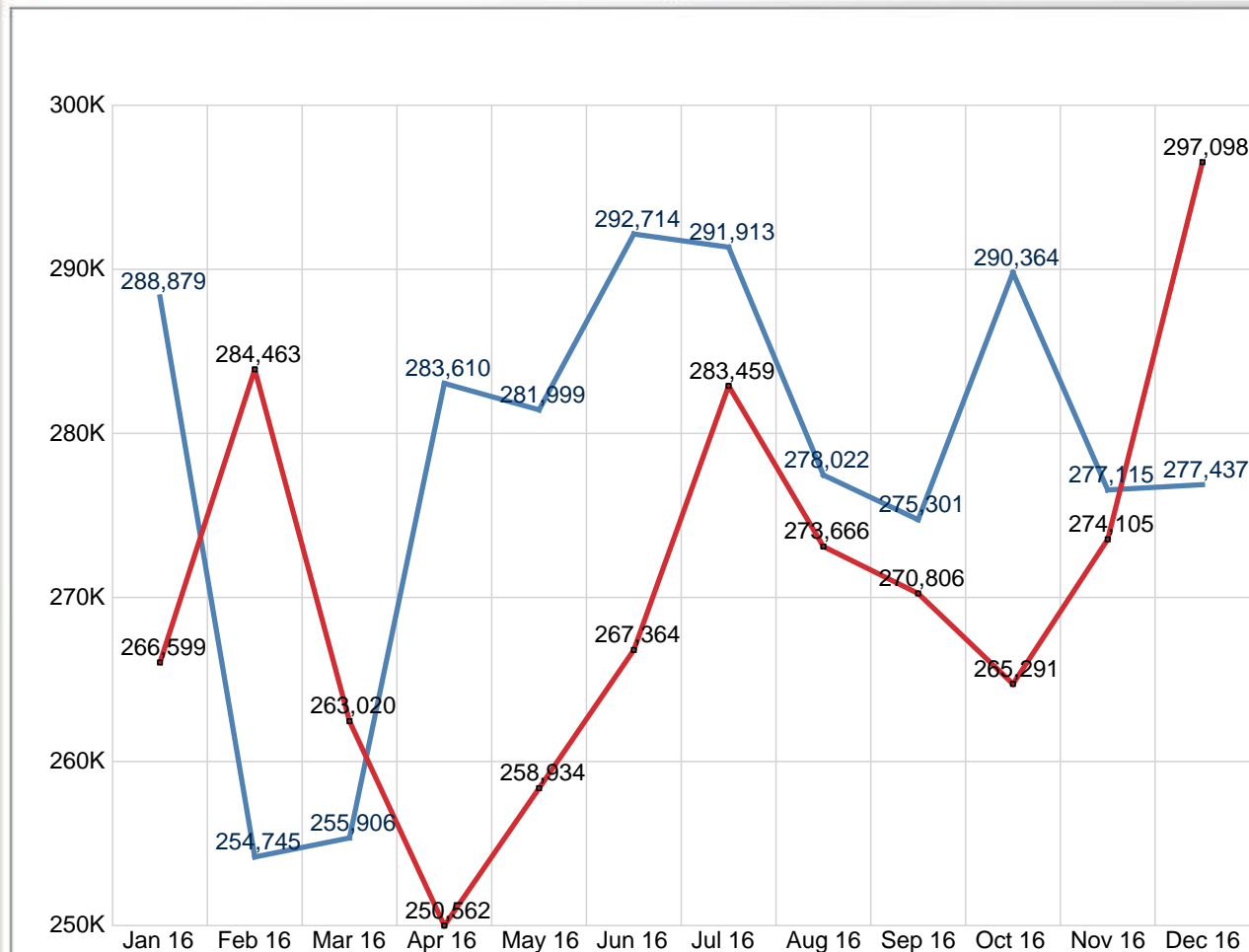
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Market Trends

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 ■ January 2015 - December 2015 (Previous Year)



Comparative Analysis

DECEMBER

2015	2016
277,437	297,098
<div style="color: green; font-size: 2em;">↑</div> 7.09%	

YEAR TO DATE (YTD)

Jan - Dec 2015	Jan - Dec 2016
279,919	270,768
<div style="color: red; font-size: 2em;">↓</div> -3.27%	

12 MONTH COMPARATIVE

Jan 15 - Dec 15	Jan 16 - Dec 16
279,919	270,768
<div style="color: red; font-size: 2em;">↓</div> -3.27%	