



January 2017

Area Delimited by County Of Logan -
Residential Property Type

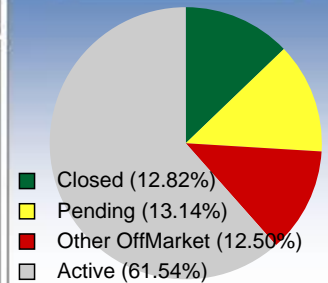


Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of January 31, 2017 = **192**

	JANUARY		
	2016	2017	+/- %
Closed Listings	33	40	21.21%
Pending Listings	38	41	7.89%
New Listings	77	74	-3.90%
Median List Price	229,900	236,800	3.00%
Median Sale Price	213,500	236,950	10.98%
Median Percent of List Price to Selling Price	97.49%	99.14%	1.69%
Median Days on Market to Sale	49.00	48.50	-1.02%
End of Month Inventory	258	192	-25.58%
Months Supply of Inventory	4.06	3.16	-22.21%

Market Activity



Monthly Inventory Analysis

Report Produced on: Feb 08, 2017

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 January 2017 decreased **25.58%** to 192 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **3.16** 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 **10.98%** in January 2017 to \$236,950 versus the previous year at \$213,500.

Median Days on Market Shortens

The median number of **48.50** days that homes spent on the market before selling decreased by 0.50 days or **1.02%** in January 2017 compared to last year's same month at **49.00** DOM.

Sales Success for January 2017 is Positive

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

There were 74 New Listings in January 2017, down **3.90%** from last year at 77. Furthermore, there were 40 Closed Listings this month versus last year at 33, a **21.21%** increase.

Closed versus Listed trends yielded a **54.1%** ratio, up from previous year's, January 2016, at **42.9%**, a **26.13%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

What's in this Issue

Closed Listings	1
Pending Listings	2
New Listings	3
Inventory	4
Months Supply of Inventory	5
Median Days on Market to Sale	6
Median List Price at Closing	7
Median Sale Price at Closing	8
Median Percent of List Price to Selling Price	9
Market Summary	10

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®

January 2017

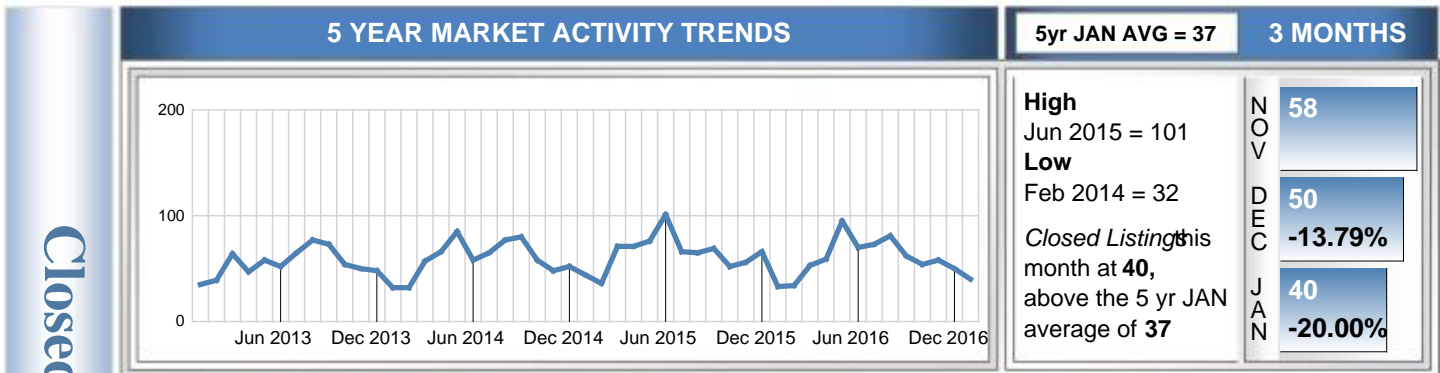
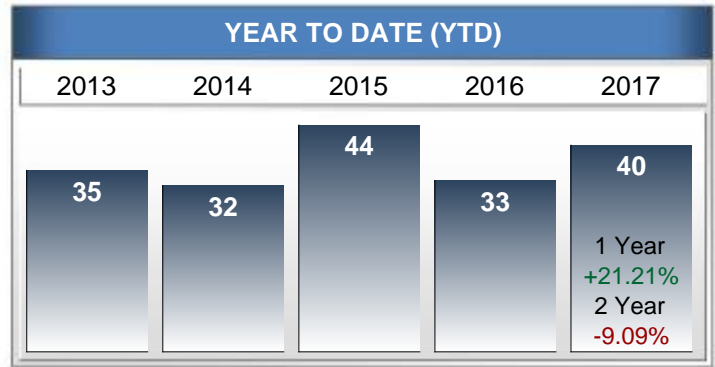
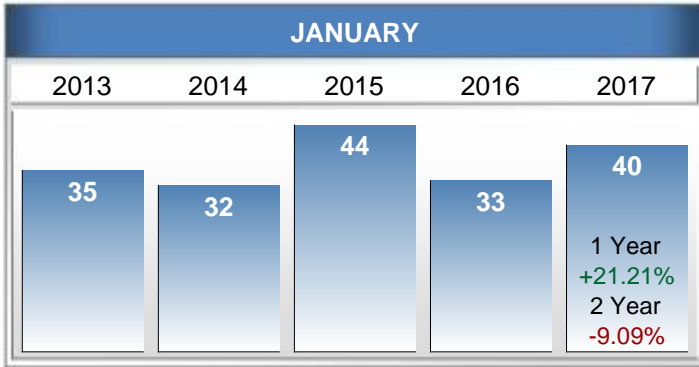
Closed Sales as of Feb 07, 2017



Closed Listings

Report Produced on: Feb 08, 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Listings

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

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	7.50%	13.0	0	3	0	0
\$75,001 - \$125,000	6	15.00%	20.0	3	2	1	0
\$125,001 - \$175,000	6	15.00%	69.5	0	6	0	0
\$175,001 - \$250,000	9	22.50%	57.0	0	4	4	1
\$250,001 - \$275,000	5	12.50%	93.0	0	3	2	0
\$275,001 - \$375,000	6	15.00%	46.5	0	1	5	0
\$375,001 and up	5	12.50%	73.0	0	1	3	1
Total Closed Units:	40		48.5	3	20	15	2
Total Closed Volume:	8,785,001			270.00K	3.64M	4.21M	659.90K
Median Closed Price:	\$236,950			\$89,000	\$162,200	\$280,000	\$329,950



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2017

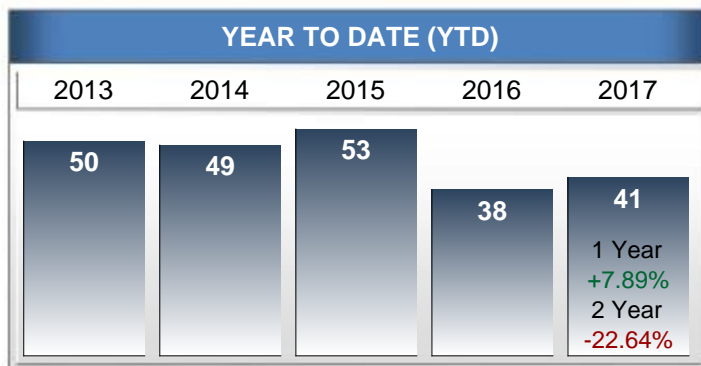
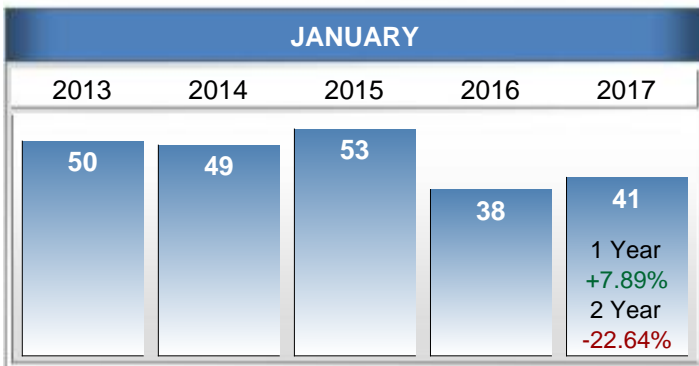
Pending Listings as of Feb 07, 2017



Pending Listings

Report Produced on: Feb 08, 2017

Area Delimited by County Of Logan - Residential Property Type



Pending Listings

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 Contact an experienced REALTOR



5yr JAN AVG = 46	3 MONTHS																		
High Apr 2016 = 88 Low Dec 2013 = 29 <i>Pending Listing</i> this month at 41 , below the 5 yr JAN average of 46	<table border="1"> <tr> <td>N</td> <td>50</td> </tr> <tr> <td>O</td> <td></td> </tr> <tr> <td>V</td> <td></td> </tr> <tr> <td>D</td> <td>42</td> </tr> <tr> <td>E</td> <td>-16.00%</td> </tr> <tr> <td>C</td> <td></td> </tr> <tr> <td>J</td> <td>41</td> </tr> <tr> <td>A</td> <td>-2.38%</td> </tr> <tr> <td>N</td> <td></td> </tr> </table>	N	50	O		V		D	42	E	-16.00%	C		J	41	A	-2.38%	N	
N	50																		
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D	42																		
E	-16.00%																		
C																			
J	41																		
A	-2.38%																		
N																			

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	0	0.00%	73.0	0	0	0	0		
\$75,001 - \$175,000	8	19.51%	16.5	1	5	1	1		
\$175,001 - \$175,000	0	0.00%	16.5	0	0	0	0		
\$175,001 - \$275,000	17	41.46%	57.0	0	11	6	0		
\$275,001 - \$275,000	0	0.00%	57.0	0	0	0	0		
\$275,001 - \$300,000	10	24.39%	36.5	0	4	6	0		
\$300,001 and up	6	14.63%	120.0	0	1	4	1		
Total Pending Units:				41	48.0	1	21	17	2
Total Pending Volume:				9,592,894		85.00K	4.42M	4.62M	463.90K
Median Listing Price:				\$219,900		\$85,000	\$209,900	\$289,900	\$231,950



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2017

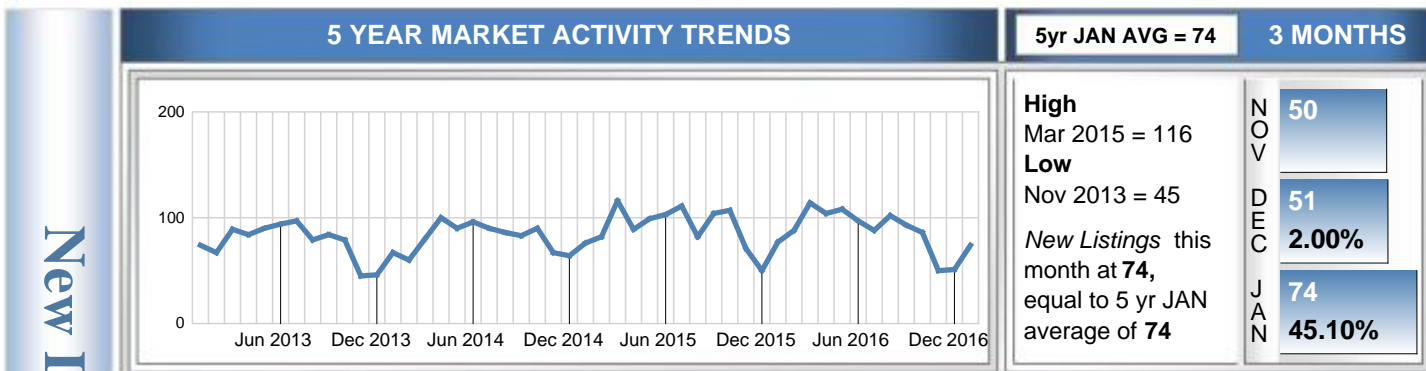
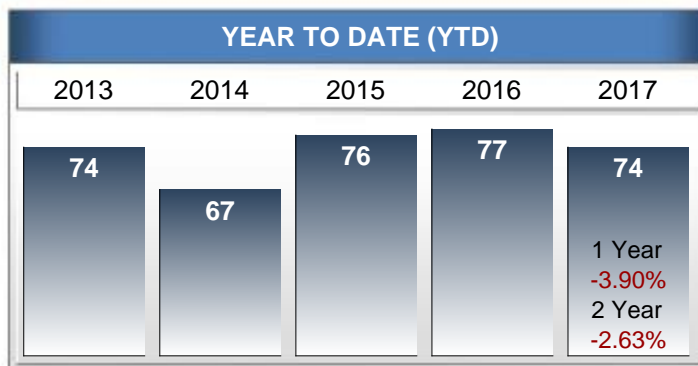
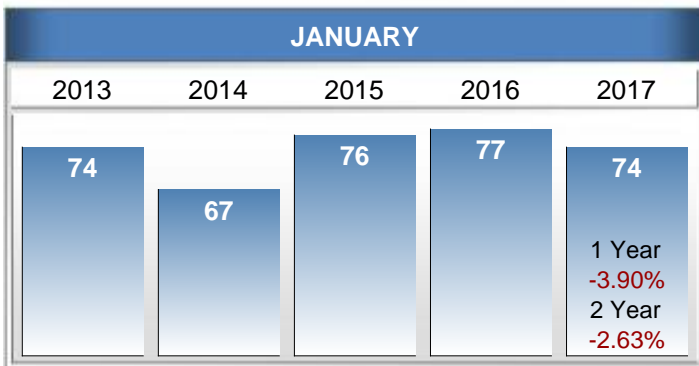
New Listings as of Feb 07, 2017



New Listings

Report Produced on: Feb 08, 2017

Area Delimited by County Of Logan - Residential Property Type



New Listings

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

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	1	1.35%	0	1	0	0
\$75,001 - \$150,000	14	18.92%	2	9	2	1
\$150,001 - \$175,000	10	13.51%	0	9	1	0
\$175,001 - \$275,000	21	28.38%	0	18	2	1
\$275,001 - \$325,000	11	14.86%	0	2	8	1
\$325,001 - \$375,000	8	10.81%	0	2	5	1
\$375,001 and up	9	12.16%	0	2	5	2
Total New Listed Units:	74		2	43	23	6
Total New Listed Volume:	18,014,177		167.50K	8.83M	7.10M	1.91M
Median New Listed Listing Price:	\$213,700		\$83,750	\$194,000	\$300,000	\$324,250



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2017

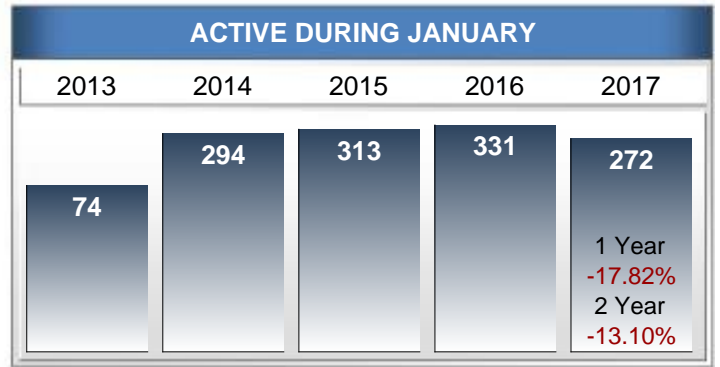
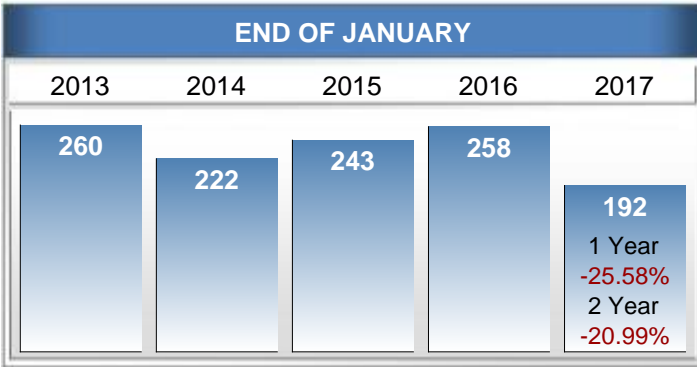
Active Inventory as of Feb 07, 2017



Active Inventory

Report Produced on: Feb 08, 2017

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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



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

High
Oct 2015 = 283

Low
Jan 2017 = 192

Inventory this month at **192**, below the 5 yr JAN average of **235**

NOV	232
DEC	198 -14.66%
JAN	192 -3.03%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	15	7.81%	106.0	5	10	0	0		
\$75,001 - \$125,000	24	12.50%	88.0	5	15	4	0		
\$125,001 - \$175,000	29	15.10%	46.0	3	18	6	2		
\$175,001 - \$275,000	50	26.04%	70.0	1	33	14	2		
\$275,001 - \$325,000	27	14.06%	60.0	1	3	21	2		
\$325,001 - \$375,000	23	11.98%	57.0	1	4	15	3		
\$375,001 and up	24	12.50%	56.0	0	4	14	6		
Total Active Inventory by Units:				192	77.5	16	87	74	15
Total Active Inventory by Volume:				51,251,967		1.97M	16.78M	26.30M	6.19M
Median Active Inventory Listing Price:				\$228,950		\$83,750	\$179,900	\$299,950	\$369,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2017

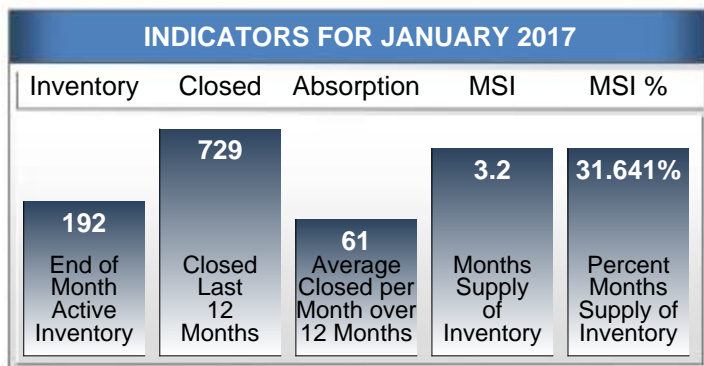
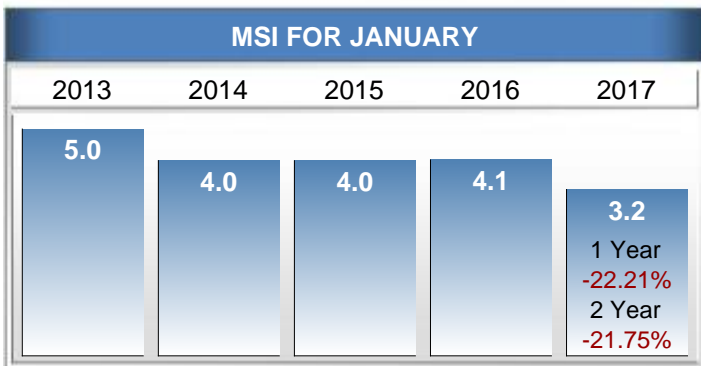
Active Inventory as of Feb 07, 2017



Months Supply of Inventory

Report Produced on: Feb 08, 2017

Area Delimited by County Of Logan - Residential Property Type



Months Supply
Ready to Buy or Sell Real Estate?
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5yr JAN AVG = 4.1 **3 MONTHS**

High
May 2013 = 5.0
Low
Jan 2017 = 3.2
Months Supply this month at **3.2**, below the 5 yr JAN average of **4.1**

N O V	3.8
D E C	3.3
J A N	3.2

-12.76%
-3.96%

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	15		7.81%	2.1	2.3	2.5	0.0	0.0
\$75,001 - \$125,000	24		12.50%	3.3	2.7	3.3	6.0	0.0
\$125,001 - \$175,000	29		15.10%	3.3	6.0	2.6	4.5	24.0
\$175,001 - \$275,000	50		26.04%	2.5	12.0	3.2	1.6	2.4
\$275,001 - \$325,000	27		14.06%	3.5	12.0	1.4	4.4	3.0
\$325,001 - \$375,000	23		11.98%	5.9	0.0	3.4	6.2	9.0
\$375,001 and up	24		12.50%	4.2	0.0	4.8	3.2	10.3
MSI:	3.2				3.4	2.9	3.2	5.3
Total Active Inventory:	192				16	87	74	15



Monthly Inventory Analysis

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January 2017

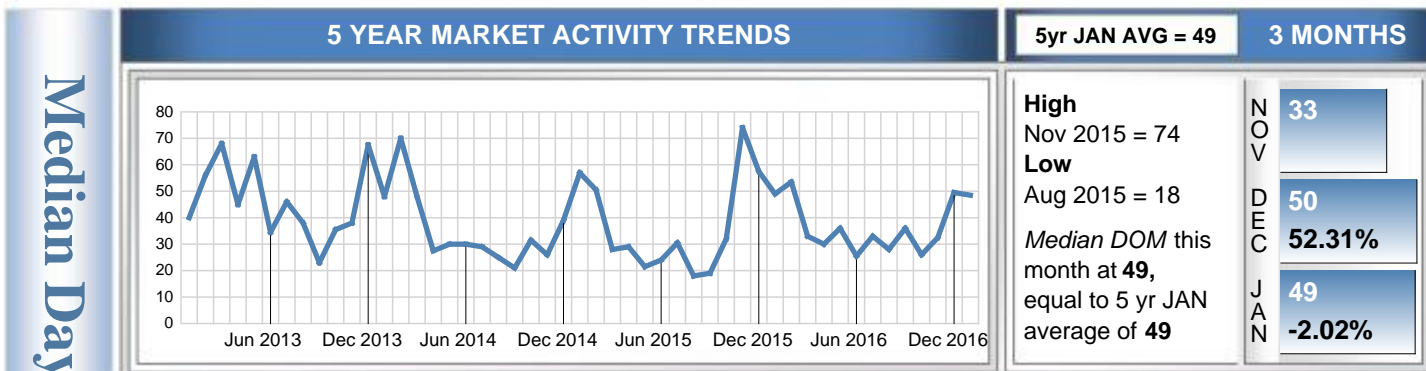
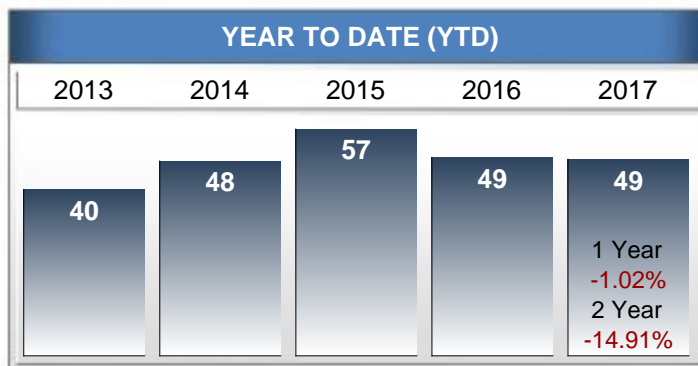
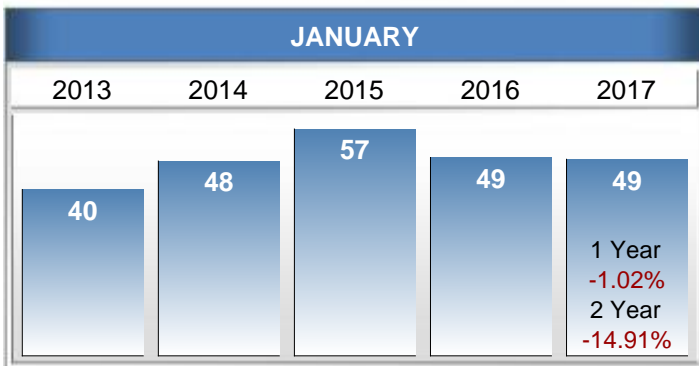
Closed Sales as of Feb 07, 2017



Median Days on Market to Sale

Report Produced on: Feb 08, 2017

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market

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

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		7.50%	13.0	0.0	13.0	0.0	0.0
\$75,001 - \$125,000	6		15.00%	20.0	24.0	14.0	2.0	0.0
\$125,001 - \$175,000	6		15.00%	69.5	0.0	69.5	0.0	0.0
\$175,001 - \$250,000	9		22.50%	57.0	0.0	51.0	50.0	57.0
\$250,001 - \$275,000	5		12.50%	93.0	0.0	58.0	149.0	0.0
\$275,001 - \$375,000	6		15.00%	46.5	0.0	26.0	48.0	0.0
\$375,001 and up	5		12.50%	73.0	0.0	73.0	67.0	105.0
Median Closed DOM:	48.5				24.0	50.0	49.0	81.0
Total Closed Units:	40				3	20	15	2
Total Closed Volume:	8,785,001				270.00K	3.64M	4.21M	659.90K



Monthly Inventory Analysis

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

January 2017

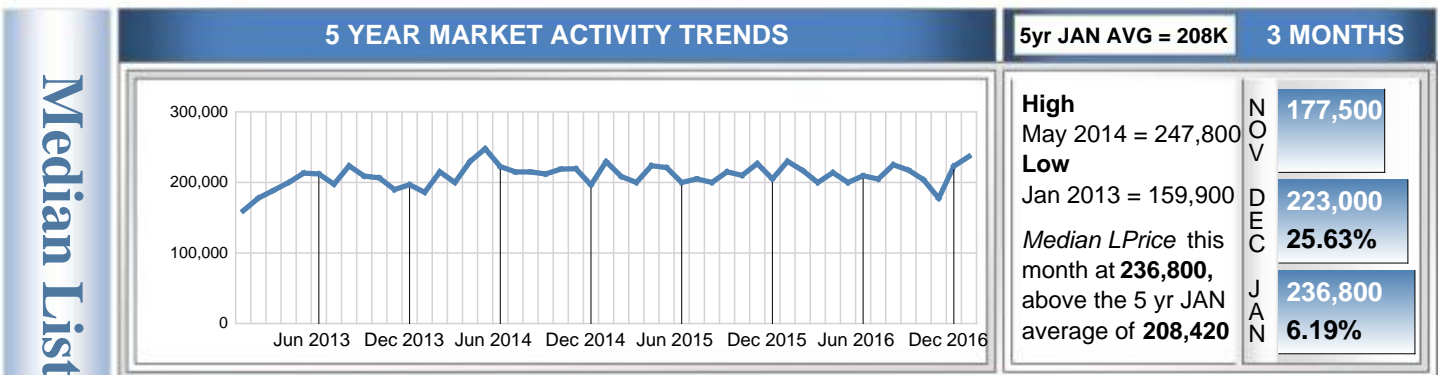
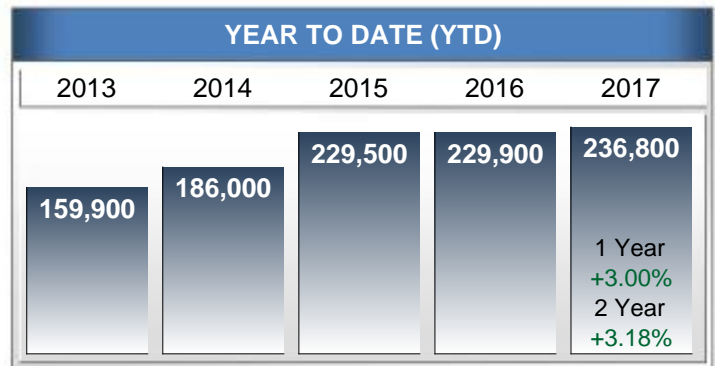
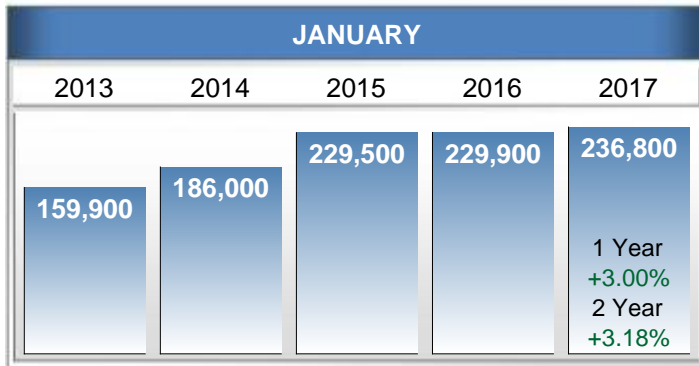
Closed Sales as of Feb 07, 2017



Median List Price at Closing

Report Produced on: Feb 08, 2017

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	3		7.50%	44,900	0	44,900	0	0
\$75,001 - \$125,000	6		15.00%	104,950	88,000	114,500	110,000	0
\$125,001 - \$175,000	6		15.00%	160,700	0	160,700	0	0
\$175,001 - \$250,000	10		25.00%	236,800	0	244,000	232,400	238,700
\$250,001 - \$275,000	2		5.00%	258,750	0	257,500	260,000	0
\$275,001 - \$375,000	8		20.00%	289,400	0	307,450	289,400	0
\$375,001 and up	5		12.50%	425,000	0	397,000	439,900	425,000
Median List Price:		\$236,800			\$88,000	\$165,150	\$283,900	\$331,850
Total Closed Units:		40			3	20	15	2
Total List Volume:		8,947,900			267.80K	3.74M	4.28M	663.70K



Monthly Inventory Analysis

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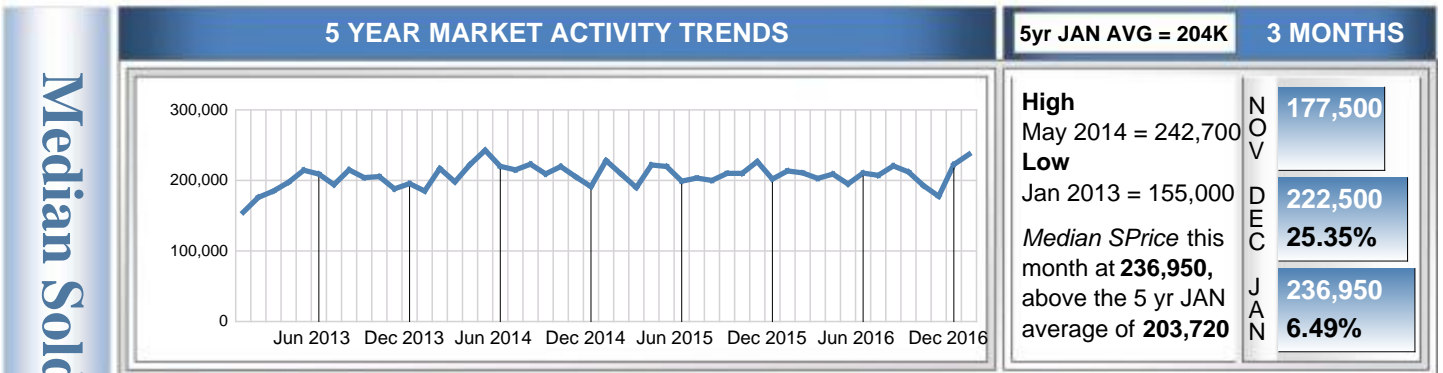
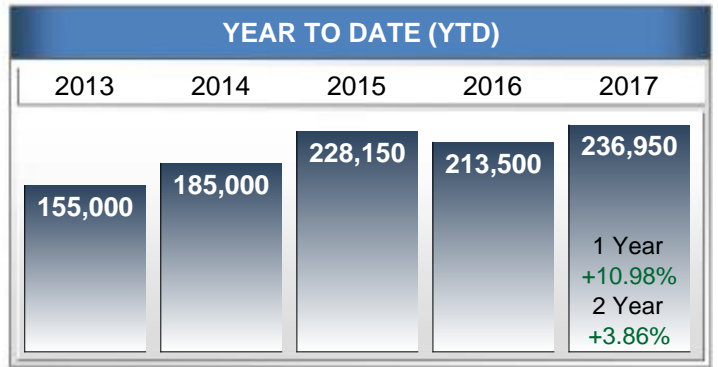
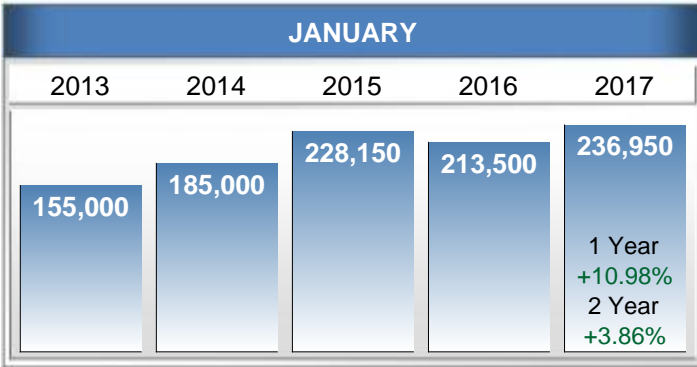
Closed Sales as of Feb 07, 2017



Median Sold Price at Closing

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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+
\$75,000 and less	3		7.50%	44,900	0	44,900	0	0
\$75,001 - \$125,000	6		15.00%	94,000	89,000	99,000	115,000	0
\$125,001 - \$175,000	6		15.00%	153,475	0	153,475	0	0
\$175,001 - \$250,000	9		22.50%	234,900	0	232,000	231,450	242,400
\$250,001 - \$275,000	5		12.50%	259,000	0	257,500	262,000	0
\$275,001 - \$375,000	6		15.00%	290,500	0	334,000	290,000	0
\$375,001 and up	5		12.50%	417,500	0	383,000	426,000	417,500
Median Closed Price:	\$236,950				\$89,000	\$162,200	\$280,000	\$329,950
Total Closed Units:	40				3	20	15	2
Total Closed Volume:	8,785,001				270.00K	3.64M	4.21M	659.90K



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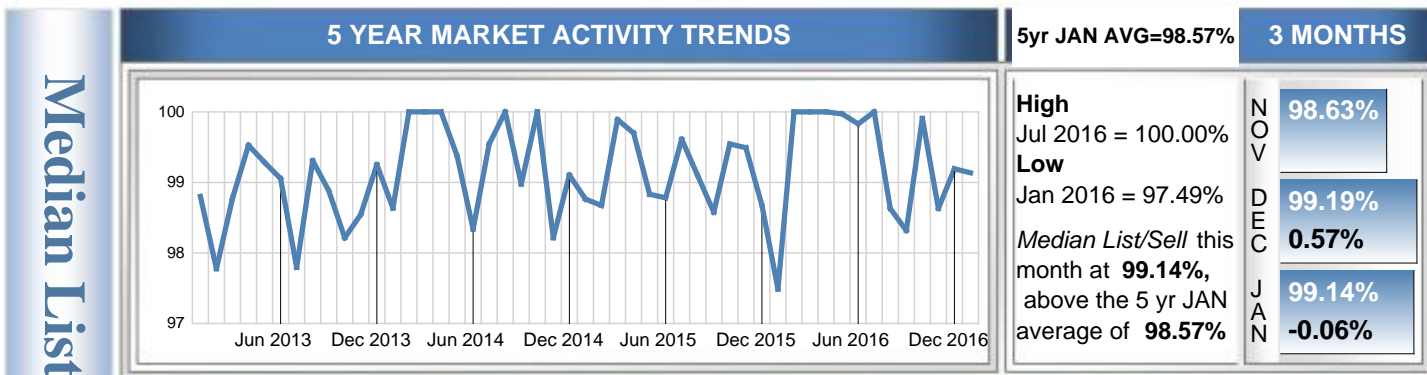
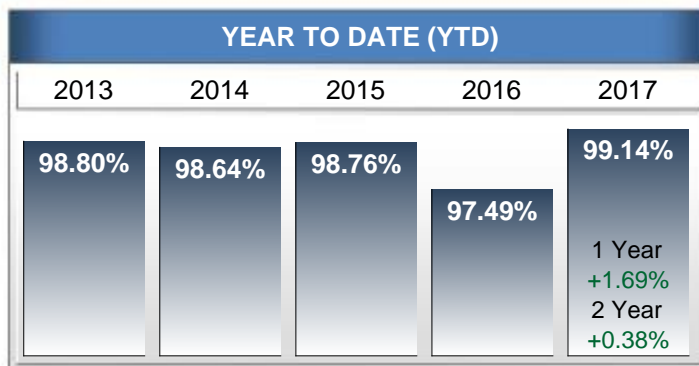
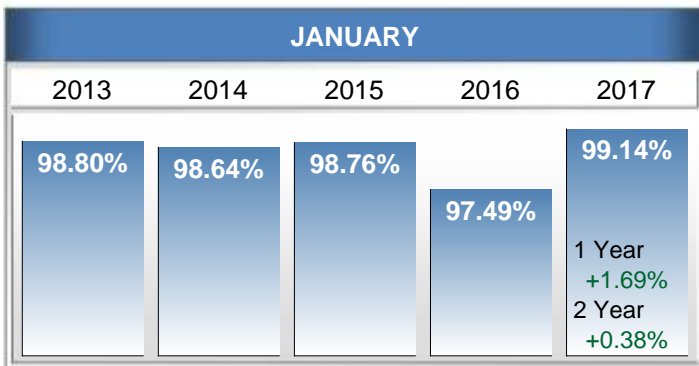
Closed Sales as of Feb 07, 2017



Median Percent of List Price to Selling Price

Report Produced on: Feb 08, 2017

Area Delimited by County Of Logan - Residential Property Type



Median List/Sell Price

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

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	7.50%	100.00%	0.00%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	6	15.00%	100.12%	101.14%	86.03%	104.55%	0.00%
\$125,001 - \$175,000	6	15.00%	97.78%	0.00%	97.78%	0.00%	0.00%
\$175,001 - \$250,000	9	22.50%	100.00%	0.00%	100.00%	99.59%	101.55%
\$250,001 - \$275,000	5	12.50%	99.62%	0.00%	100.00%	97.13%	0.00%
\$275,001 - \$375,000	6	15.00%	98.47%	0.00%	99.73%	98.31%	0.00%
\$375,001 and up	5	12.50%	98.24%	0.00%	96.47%	99.61%	98.24%
Median List/Sell Ratio:	99.14%			101.14%	98.63%	99.17%	99.89%
Total Closed Units:	40			3	20	15	2
Total Closed Volume:	8,785,001			270.00K	3.64M	4.21M	659.90K



Monthly Inventory Analysis

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January 2017

Inventory as of Feb 07, 2017



Market Summary

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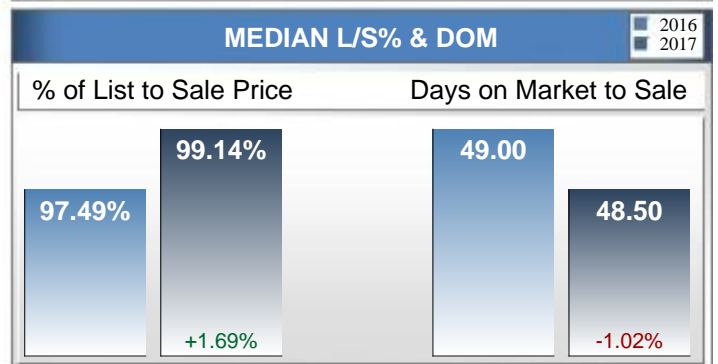
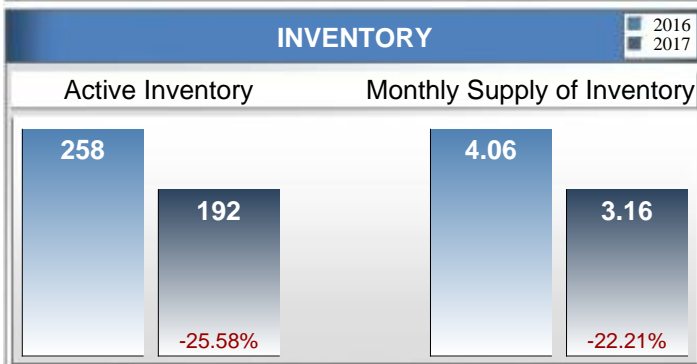
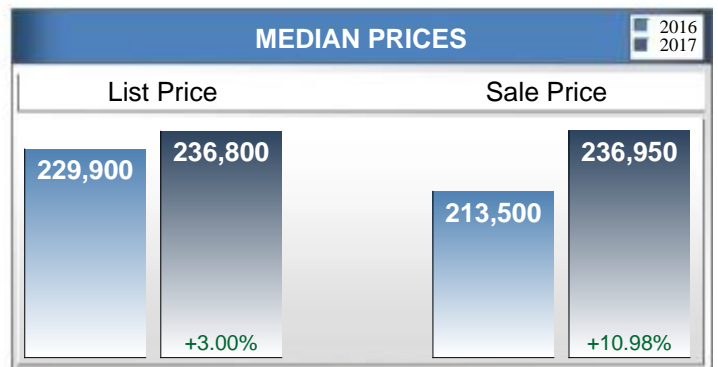
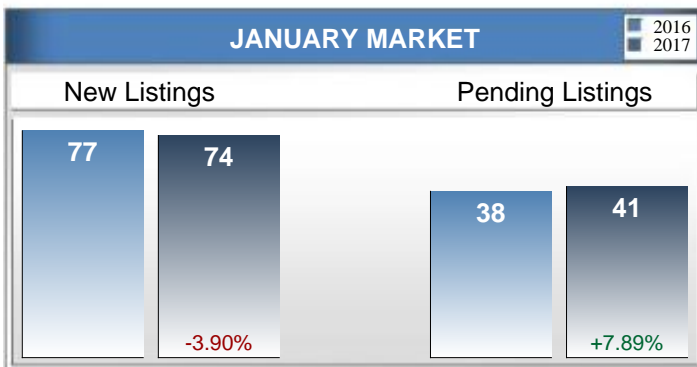
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of **61** Sales/Month

Active Inventory as of January 31, 2017 = **192**

	JANUARY			Year To Date		
	2016	2017	+/-%	2016	2017	+/-%
Closed Sales	33	40	21.21%	33	40	21.21%
Pending Sales	38	41	7.89%	38	41	7.89%
New Listings	77	74	-3.90%	77	74	-3.90%
Median List Price	229,900	236,800	3.00%	229,900	236,800	3.00%
Median Sale Price	213,500	236,950	10.98%	213,500	236,950	10.98%
Median Percent of List Price to Selling Price	97.49%	99.14%	1.69%	97.49%	99.14%	1.69%
Median Days on Market to Sale	49.00	48.50	-1.02%	49.00	48.50	-1.02%
Monthly Inventory	258	192	-25.58%	258	192	-25.58%
Months Supply of Inventory	4.06	3.16	-22.21%	4.06	3.16	-22.21%





January 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

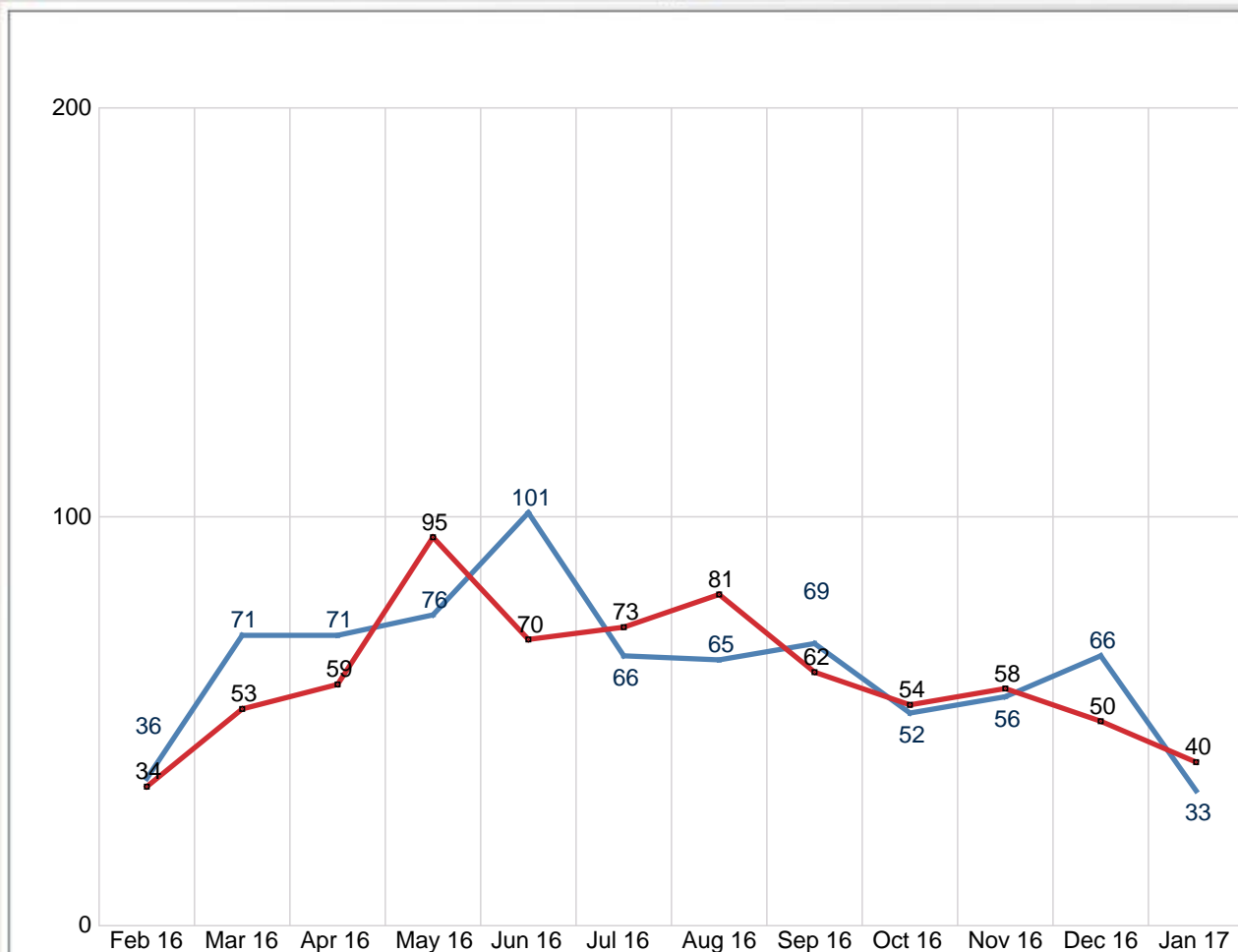
Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

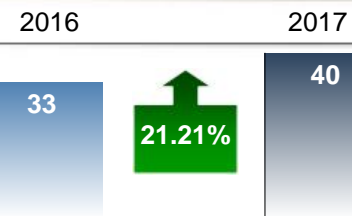
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■ February 2016 - January 2017 (Current Year with Values)
 ■ February 2015 - January 2016 (Previous Year)

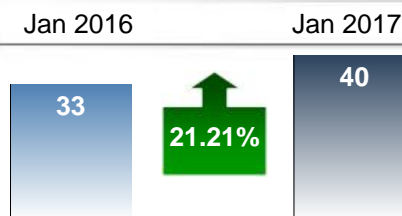


Comparative Analysis

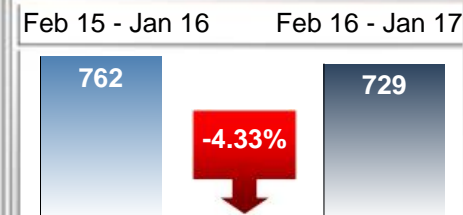
JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

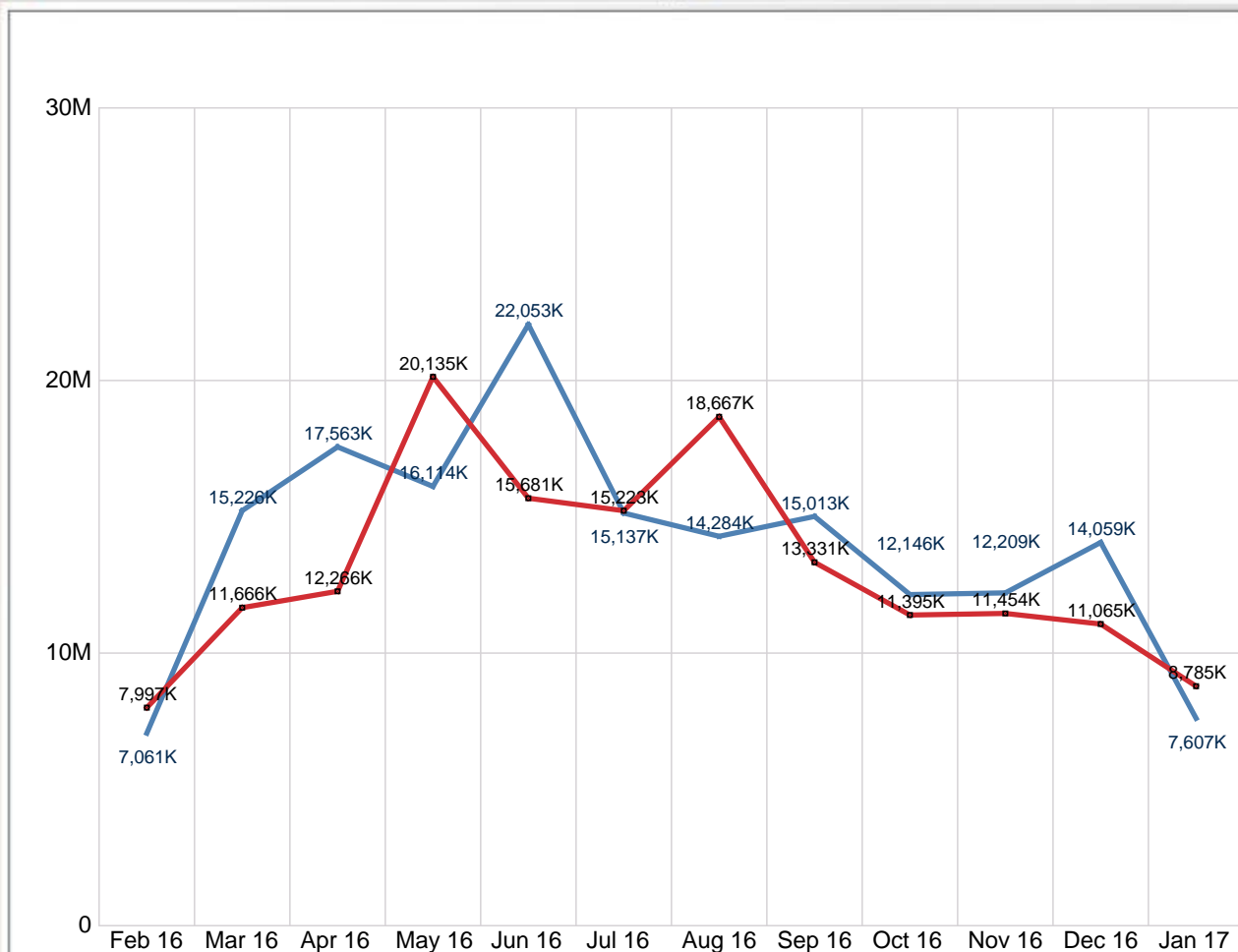
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Market Trends

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 ■ February 2015 - January 2016 (Previous Year)



Comparative Analysis

JANUARY

2016	2017
8M	9M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">15.49%</div>	

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
8M	9M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">15.49%</div>	

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
168M	158M
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> <div style="color: red; font-weight: bold; font-size: 18px;">-6.41%</div>	



January 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

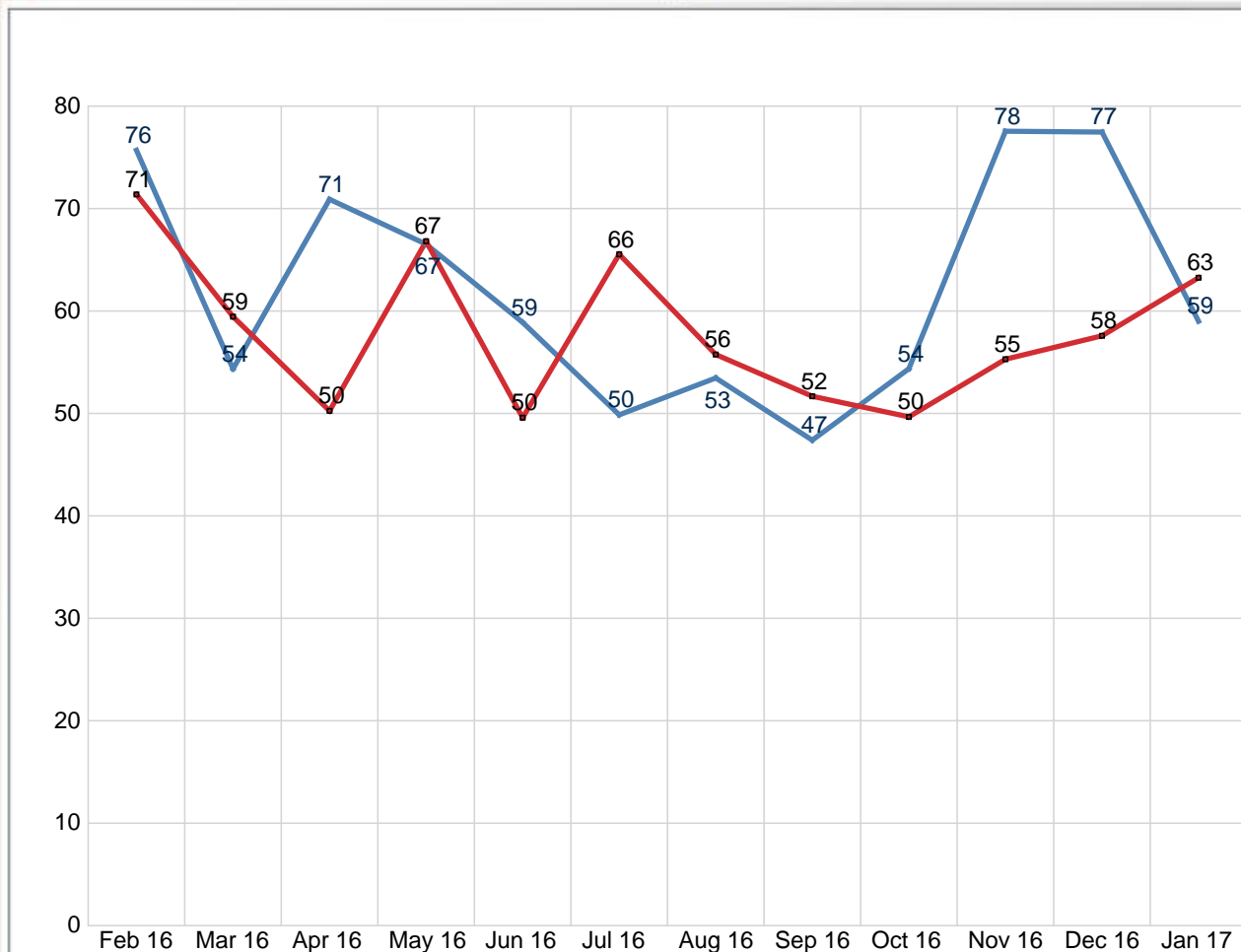
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Feb 08, 2017

Market Trends

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 ■ February 2015 - January 2016 (Previous Year)



Comparative Analysis

JANUARY

2016 2017



YEAR TO DATE (YTD)

Jan 2016 Jan 2017



12 MONTH COMPARATIVE

Feb 15 - Jan 16 Feb 16 - Jan 17





January 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

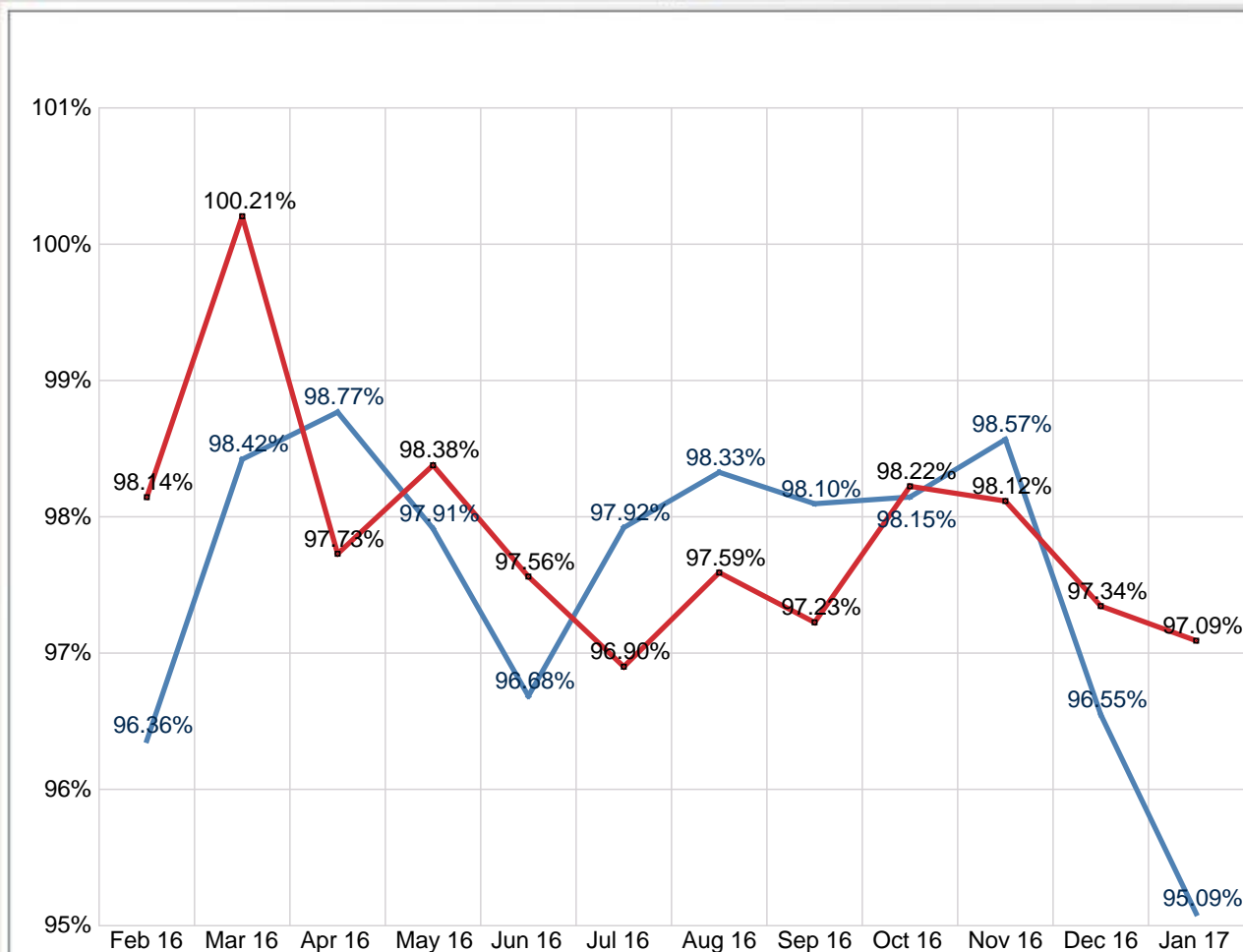
Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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■ February 2016 - January 2017 (Current Year with Values)
 ■ February 2015 - January 2016 (Previous Year)



Comparative Analysis

JANUARY

2016	2017
95.09%	97.09%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.11%	

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
95.09%	97.09%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.11%	

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
97.68%	97.86%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.19%	



January 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

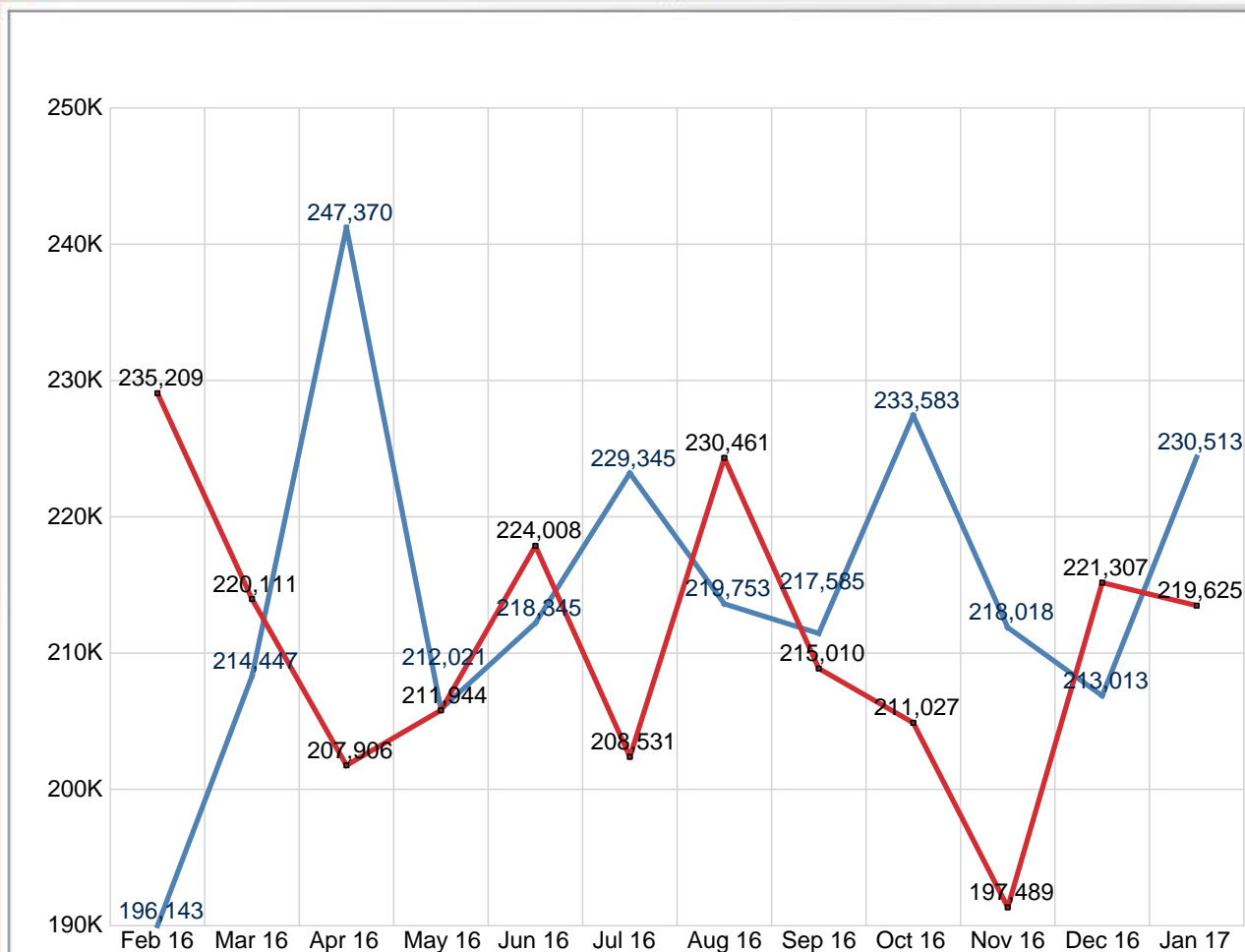
Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ February 2016 - January 2017 (Current Year with Values)
 ■ February 2015 - January 2016 (Previous Year)



Comparative Analysis

JANUARY

2016	2017
230,513	219,625
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.72%</div> 	

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
230,513	219,625
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.72%</div> 	

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
221,091	216,277
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.18%</div> 	