



January 2017

Area Delimited by Zipcode 73044 - Residential Property Type

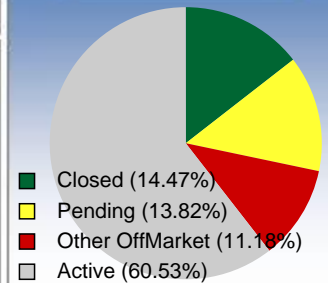


Absorption: Last 12 months, an Average of **29** Sales/Month

Active Inventory as of January 31, 2017 = **92**

	JANUARY		
	2016	2017	+/- %
Closed Listings	16	22	37.50%
Pending Listings	17	21	23.53%
New Listings	31	37	19.35%
Median List Price	190,950	160,700	-15.84%
Median Sale Price	185,450	153,475	-17.24%
Median Percent of List Price to Selling Price	95.93%	98.90%	3.09%
Median Days on Market to Sale	58.00	43.50	-25.00%
End of Month Inventory	131	92	-29.77%
Months Supply of Inventory	4.50	3.14	-30.37%

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 **29.77%** to 92 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 **3.14** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **17.24%** in January 2017 to \$153,475 versus the previous year at \$185,450.

Median Days on Market Shortens

The median number of **43.50** days that homes spent on the market before selling decreased by 14.50 days or **25.00%** in January 2017 compared to last year's same month at **58.00** DOM.

Sales Success for January 2017 is Positive

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

There were 37 New Listings in January 2017, up **19.35%** from last year at 31. Furthermore, there were 22 Closed Listings this month versus last year at 16, a **37.50%** increase.

Closed versus Listed trends yielded a **59.5%** ratio, up from previous year's, January 2016, at **51.6%**, a **15.20%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office:
Phone: 405-841-5353
Email: statistics@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2017

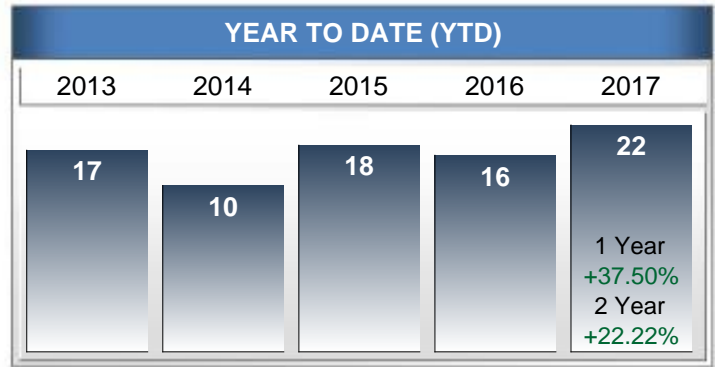
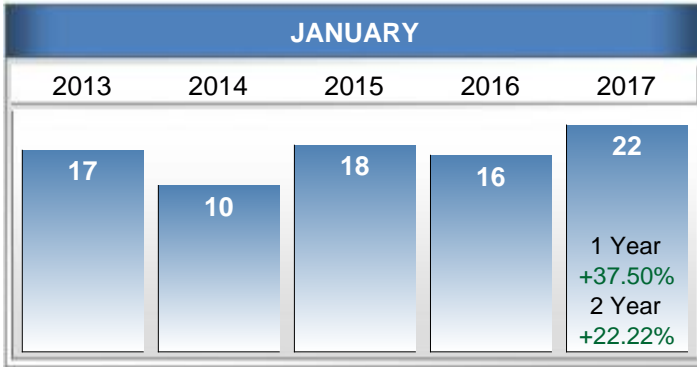
Closed Sales as of Feb 07, 2017



Closed Listings

Report Produced on: Feb 08, 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+
\$50,000 and less	2	9.09%	21.0	0	2	0	0
\$50,001 - \$75,000	1	4.55%	13.0	0	1	0	0
\$75,001 - \$125,000	5	22.73%	16.0	2	2	1	0
\$125,001 - \$150,000	3	13.64%	59.0	0	3	0	0
\$150,001 - \$225,000	6	27.27%	91.5	0	5	1	0
\$225,001 - \$250,000	2	9.09%	36.0	0	0	1	1
\$250,001 and up	3	13.64%	58.0	0	2	1	0
Total Closed Units:	22		43.5	2	15	4	1
Total Closed Volume:	3,393,201			181.00K	2.15M	819.00K	242.40K
Median Closed Price:	\$153,475			\$90,500	\$148,950	\$206,500	\$242,400



Monthly Inventory Analysis

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January 2017

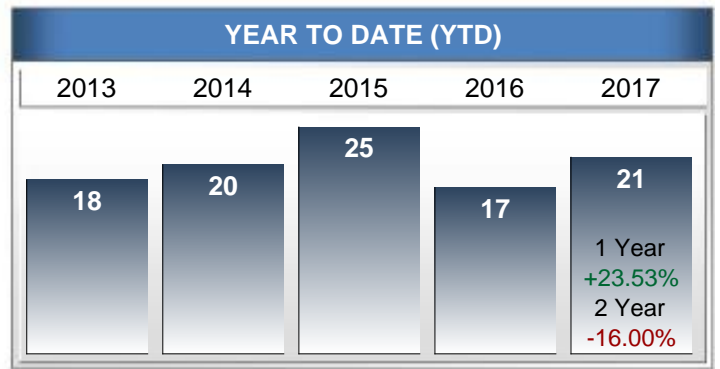
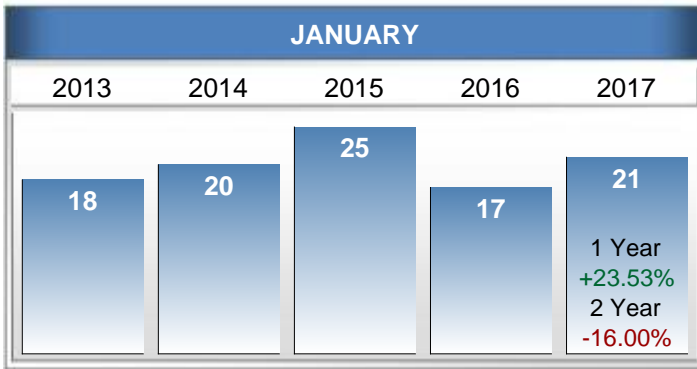
Pending Listings as of Feb 07, 2017



Pending Listings

Report Produced on: Feb 08, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Pending Listings

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5yr JAN AVG = 20 **3 MONTHS**

High
Apr 2016 = 53
Low
Dec 2013 = 9

Pending Listing this month at **21**, above the 5 yr JAN average of **20**

NOV	27
DEC	21 -22.22%
JAN	21 0.00%

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%	58.0	0	0	0	0
\$75,001 - \$75,000	0	0.00%	58.0	0	0	0	0
\$75,001 - \$125,000	6	28.57%	11.0	1	3	1	1
\$125,001 - \$175,000	2	9.52%	91.0	0	2	0	0
\$175,001 - \$200,000	7	33.33%	57.0	0	5	2	0
\$200,001 - \$275,000	4	19.05%	38.0	0	3	1	0
\$275,001 and up	2	9.52%	34.0	0	1	1	0
Total Pending Units:	21		28.0	1	14	5	1
Total Pending Volume:	3,714,800			85.00K	2.56M	984.30K	90.00K
Median Listing Price:	\$189,900			\$85,000	\$192,450	\$192,500	\$90,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2017

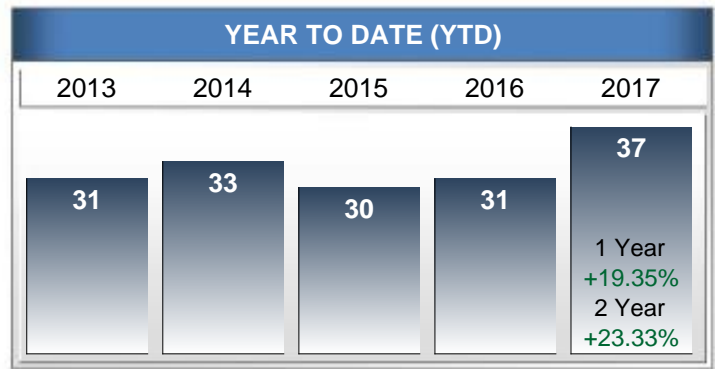
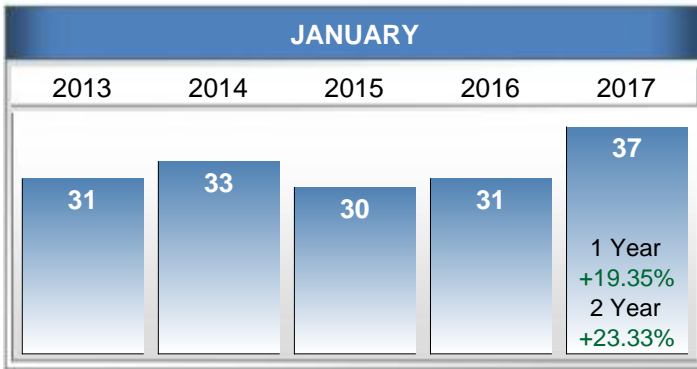
New Listings as of Feb 07, 2017



New Listings

Report Produced on: Feb 08, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings

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5yr JAN AVG = 32	3 MONTHS																		
High Mar 2016 = 62 Low Nov 2013 = 17 <i>New Listings</i> this month at 37 , above the 5 yr JAN average of 32	<table border="1"> <tr> <td>N</td> <td>26</td> </tr> <tr> <td>O</td> <td></td> </tr> <tr> <td>V</td> <td></td> </tr> <tr> <td>D</td> <td>29</td> </tr> <tr> <td>E</td> <td>11.54%</td> </tr> <tr> <td>C</td> <td></td> </tr> <tr> <td>J</td> <td>37</td> </tr> <tr> <td>A</td> <td>27.59%</td> </tr> <tr> <td>N</td> <td></td> </tr> </table>	N	26	O		V		D	29	E	11.54%	C		J	37	A	27.59%	N	
N	26																		
O																			
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D	29																		
E	11.54%																		
C																			
J	37																		
A	27.59%																		
N																			

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	2.70%	0	1	0	0
\$75,001 - \$125,000	7	18.92%	2	4	1	0
\$125,001 - \$150,000	2	5.41%	0	1	0	1
\$150,001 - \$200,000	13	35.14%	0	10	3	0
\$200,001 - \$225,000	6	16.22%	0	6	0	0
\$225,001 - \$275,000	3	8.11%	0	3	0	0
\$275,001 and up	5	13.51%	0	2	2	1
Total New Listed Units:			2	27	6	2
Total New Listed Volume:			167.50K	5.38M	1.23M	428.90K
Median New Listed Listing Price:			\$83,750	\$195,000	\$190,900	\$214,450



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

January 2017

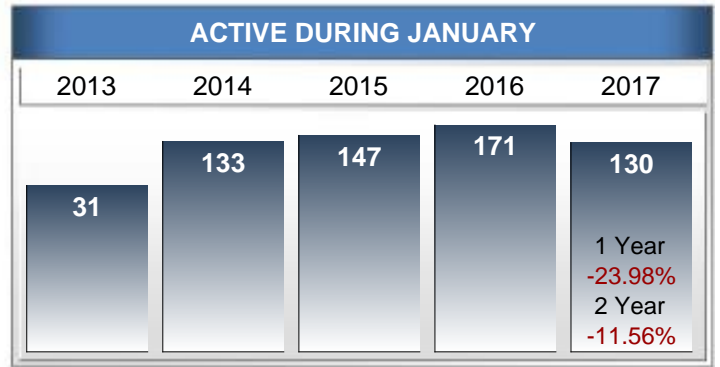
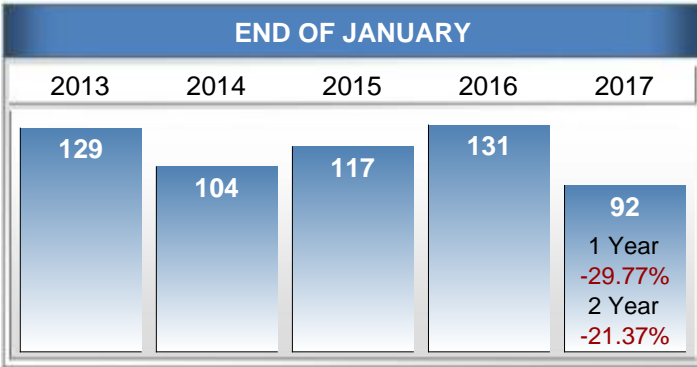
Active Inventory as of Feb 07, 2017



Active Inventory

Report Produced on: Feb 08, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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



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

High
Oct 2015 = 155

Low
Jan 2017 = 92

Inventory this month at **92**, below the 5 yr JAN average of **115**

N O V	109
D E C	93 -14.68%
J A N	92 -1.08%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	6	6.52%	93.5	2	4	0	0		
\$50,001 - \$75,000	6	6.52%	117.0	2	4	0	0		
\$75,001 - \$150,000	22	23.91%	99.5	4	12	5	1		
\$150,001 - \$200,000	19	20.65%	29.0	2	13	3	1		
\$200,001 - \$250,000	14	15.22%	51.5	0	9	4	1		
\$250,001 - \$300,000	16	17.39%	69.5	1	7	7	1		
\$300,001 and up	9	9.78%	117.0	1	1	4	3		
Total Active Inventory by Units:				92	71.0	12	50	23	7
Total Active Inventory by Volume:				17,868,676		1.61M	8.37M	5.76M	2.13M
Median Active Inventory Listing Price:				\$182,450		\$83,750	\$165,500	\$239,900	\$279,000



Monthly Inventory Analysis

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January 2017

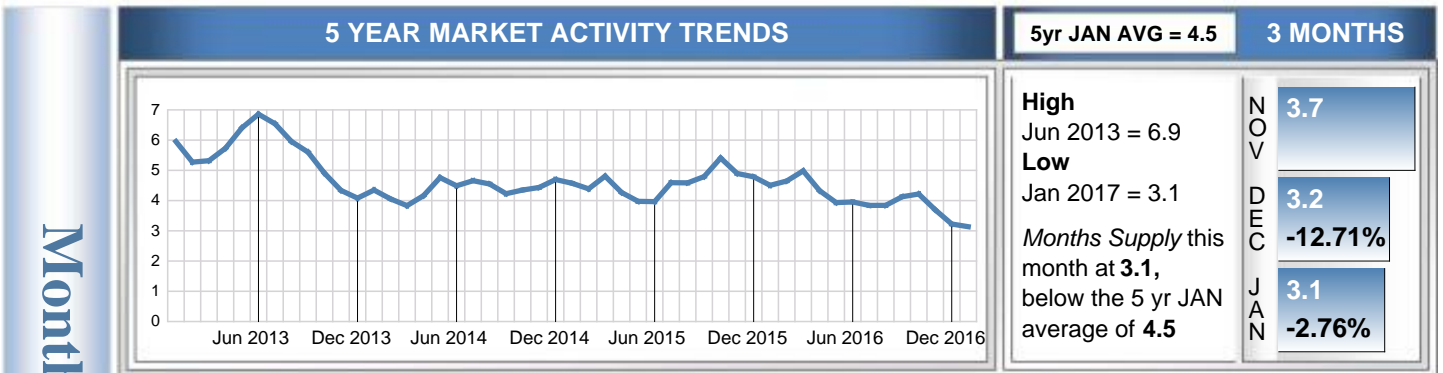
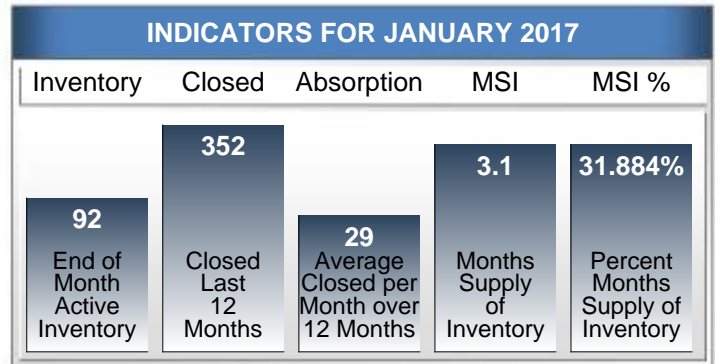
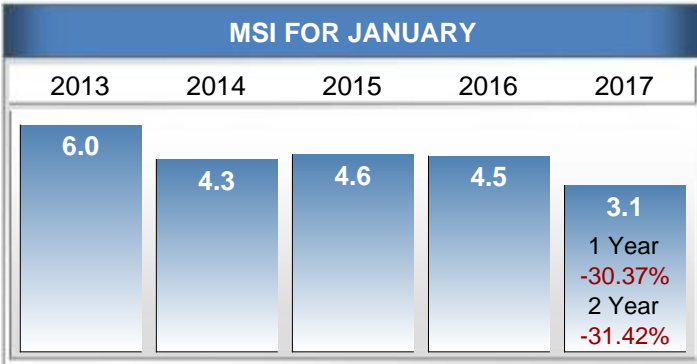
Active Inventory as of Feb 07, 2017



Months Supply of Inventory

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Months Supply

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

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	6	6.52%	1.8	1.7	2.4	0.0	0.0
\$50,001 - \$75,000	6	6.52%	3.3	3.0	4.8	0.0	0.0
\$75,001 - \$150,000	22	23.91%	3.0	2.4	2.4	7.5	0.0
\$150,001 - \$200,000	19	20.65%	2.6	0.0	2.3	1.9	12.0
\$200,001 - \$250,000	14	15.22%	2.4	0.0	2.6	2.4	2.0
\$250,001 - \$300,000	16	17.39%	5.6	0.0	5.6	5.6	3.0
\$300,001 and up	9	9.78%	9.0	0.0	4.0	6.9	18.0
MSI:			3.1	3.3	2.8	3.6	5.6
Total Active Inventory:			92	12	50	23	7



Monthly Inventory Analysis

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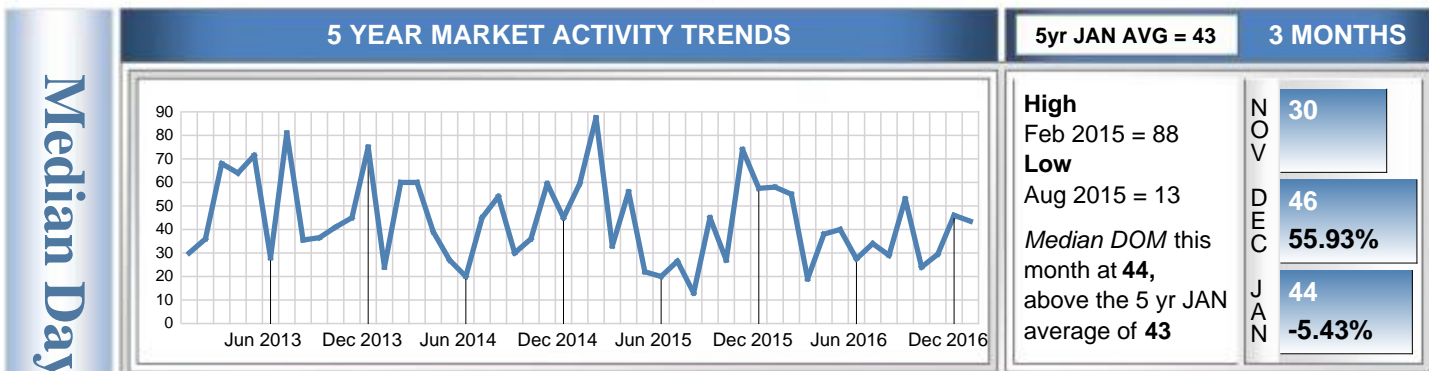
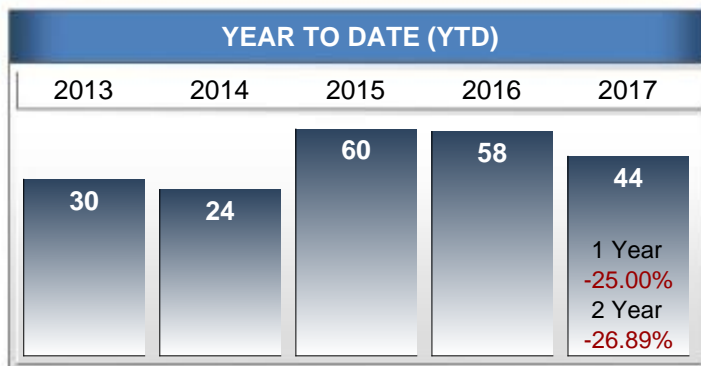
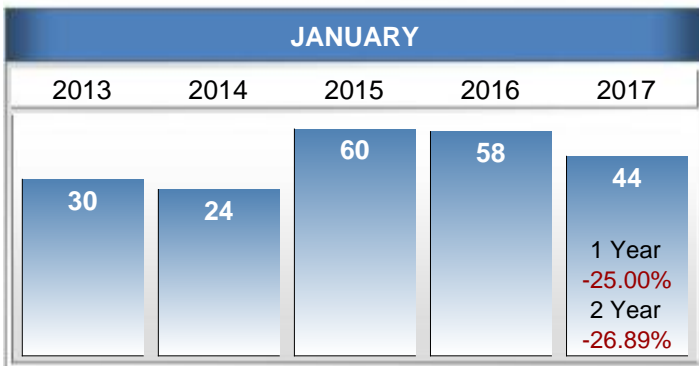
Closed Sales as of Feb 07, 2017



Median Days on Market to Sale

Report Produced on: Feb 08, 2017

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	2	9.09%	21.0	0.0	21.0	0.0	0.0
\$50,001 - \$75,000	1	4.55%	13.0	0.0	13.0	0.0	0.0
\$75,001 - \$125,000	5	22.73%	16.0	26.5	14.0	2.0	0.0
\$125,001 - \$150,000	3	13.64%	59.0	0.0	59.0	0.0	0.0
\$150,001 - \$225,000	6	27.27%	91.5	0.0	91.0	197.0	0.0
\$225,001 - \$250,000	2	9.09%	36.0	0.0	0.0	15.0	57.0
\$250,001 and up	3	13.64%	58.0	0.0	120.5	45.0	0.0
Median Closed DOM:	43.5			26.5	58.0	30.0	57.0
Total Closed Units:	22			2	15	4	1
Total Closed Volume:	3,393,201			181.00K	2.15M	819.00K	242.40K



Monthly Inventory Analysis

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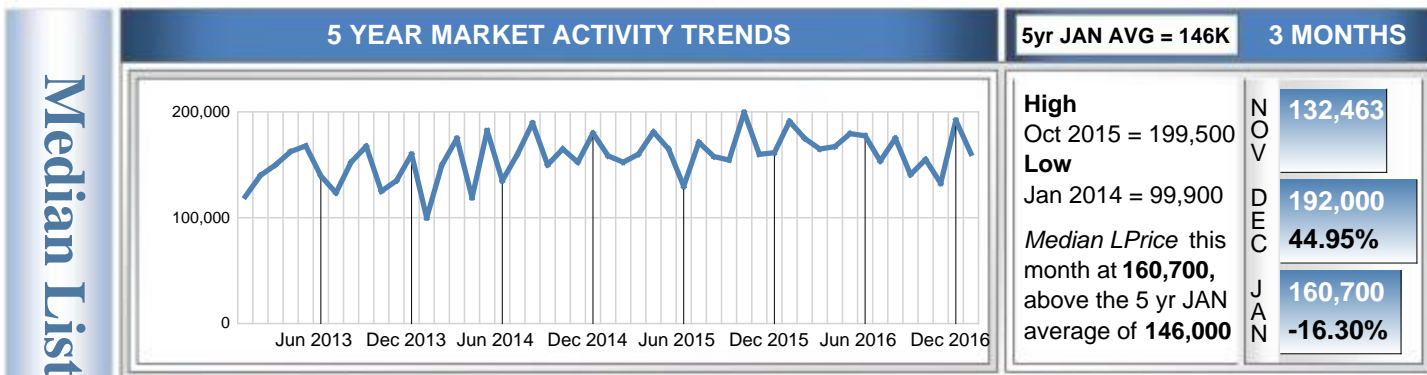
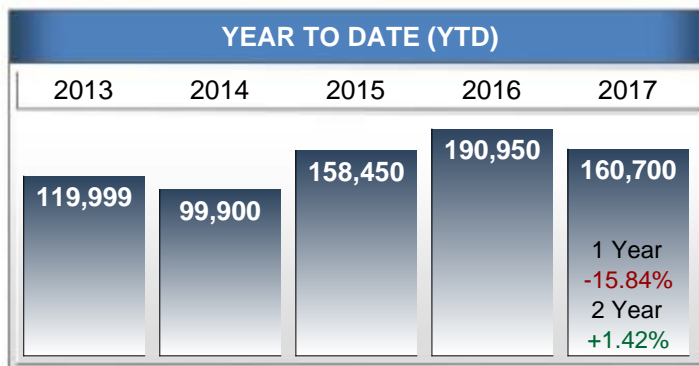
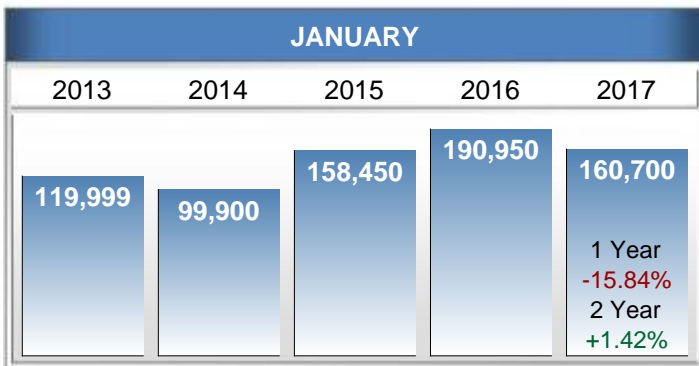
Closed Sales as of Feb 07, 2017



Median List Price at Closing

Report Produced on: Feb 08, 2017

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	2		9.09%	37,450	0	37,450	0	0
\$50,001 - \$75,000	1		4.55%	57,500	0	57,500	0	0
\$75,001 - \$125,000	5		22.73%	110,000	89,900	114,500	110,000	0
\$125,001 - \$150,000	1		4.55%	140,000	0	140,000	0	0
\$150,001 - \$225,000	8		36.36%	165,150	0	162,900	194,900	0
\$225,001 - \$250,000	3		13.64%	238,700	0	249,900	229,900	238,700
\$250,001 and up	2		9.09%	278,700	0	257,500	299,900	0
Median List Price:		\$160,700			\$89,900	\$159,900	\$212,400	\$238,700
Total Closed Units:		22			2	15	4	1
Total List Volume:		3,486,600			179.80K	2.23M	834.70K	238.70K



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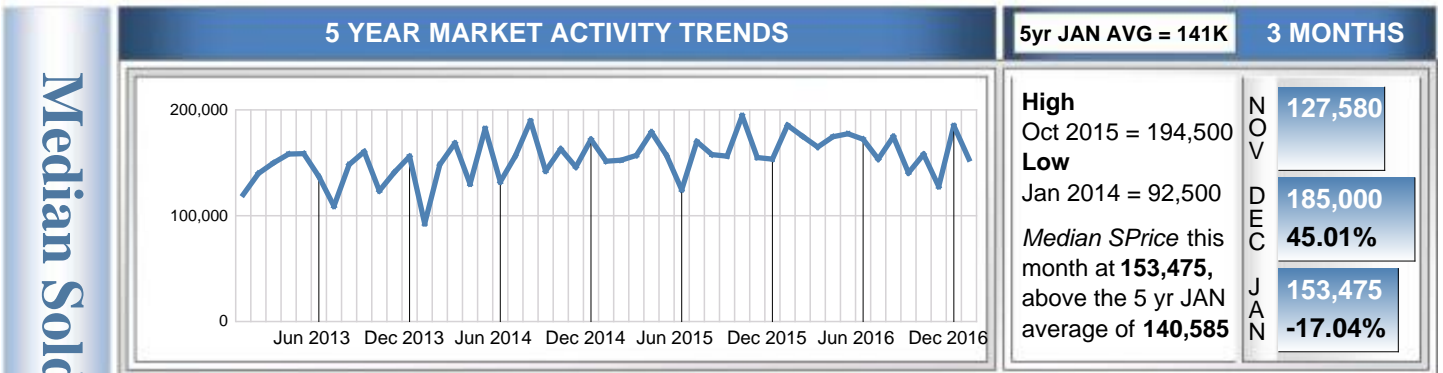
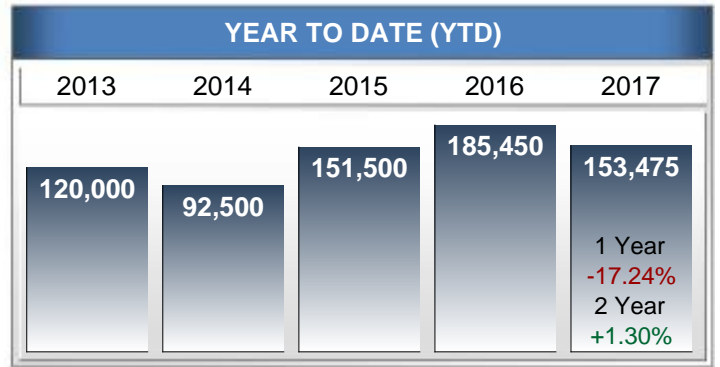
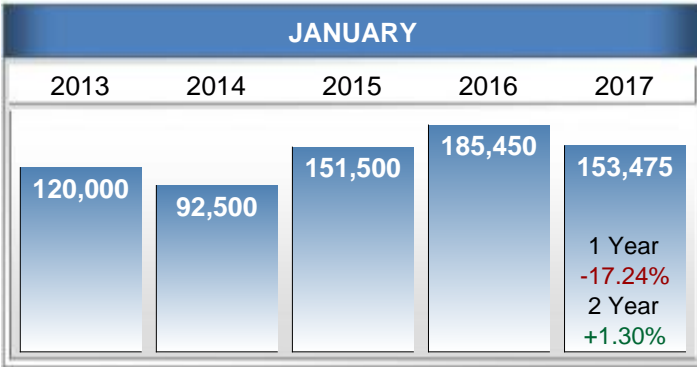
Closed Sales as of Feb 07, 2017



Median Sold Price at Closing

Report Produced on: Feb 08, 2017

Area Delimited by Zipcode 73044 - 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+
\$50,000 and less	2		9.09%	30,450	0	30,450	0	0
\$50,001 - \$75,000	1		4.55%	58,551	0	58,551	0	0
\$75,001 - \$125,000	5		22.73%	99,000	90,500	99,000	115,000	0
\$125,001 - \$150,000	3		13.64%	142,000	0	142,000	0	0
\$150,001 - \$225,000	6		27.27%	175,000	0	165,000	185,000	0
\$225,001 - \$250,000	2		9.09%	235,200	0	0	228,000	242,400
\$250,001 and up	3		13.64%	257,500	0	255,000	291,000	0
Median Closed Price:	\$153,475				\$90,500	\$148,950	\$206,500	\$242,400
Total Closed Units:	22				2	15	4	1
Total Closed Volume:	3,393,201				181.00K	2.15M	819.00K	242.40K



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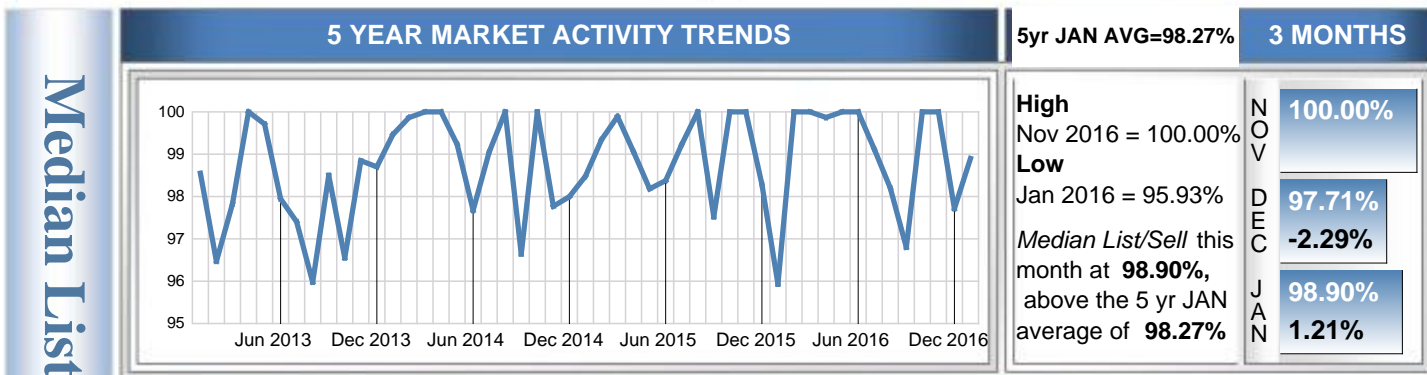
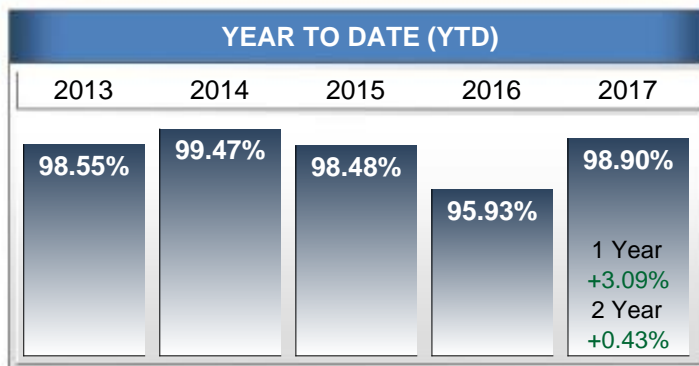
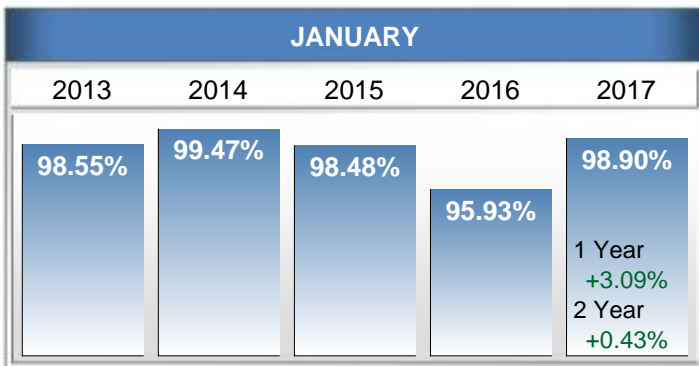
Closed Sales as of Feb 07, 2017



Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



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+
\$50,000 and less	2	9.09%	76.67%	0.00%	76.67%	0.00%	0.00%
\$50,001 - \$75,000	1	4.55%	101.83%	0.00%	101.83%	0.00%	0.00%
\$75,001 - \$125,000	5	22.73%	99.10%	100.86%	86.03%	104.55%	0.00%
\$125,001 - \$150,000	3	13.64%	93.15%	0.00%	93.15%	0.00%	0.00%
\$150,001 - \$225,000	6	27.27%	97.78%	0.00%	98.57%	94.92%	0.00%
\$225,001 - \$250,000	2	9.09%	100.36%	0.00%	0.00%	99.17%	101.55%
\$250,001 and up	3	13.64%	100.00%	0.00%	100.52%	97.03%	0.00%
Median List/Sell Ratio:		98.90%		100.86%	98.57%	98.10%	101.55%
Total Closed Units:		22		2	15	4	1
Total Closed Volume:		3,393,201		181.00K	2.15M	819.00K	242.40K



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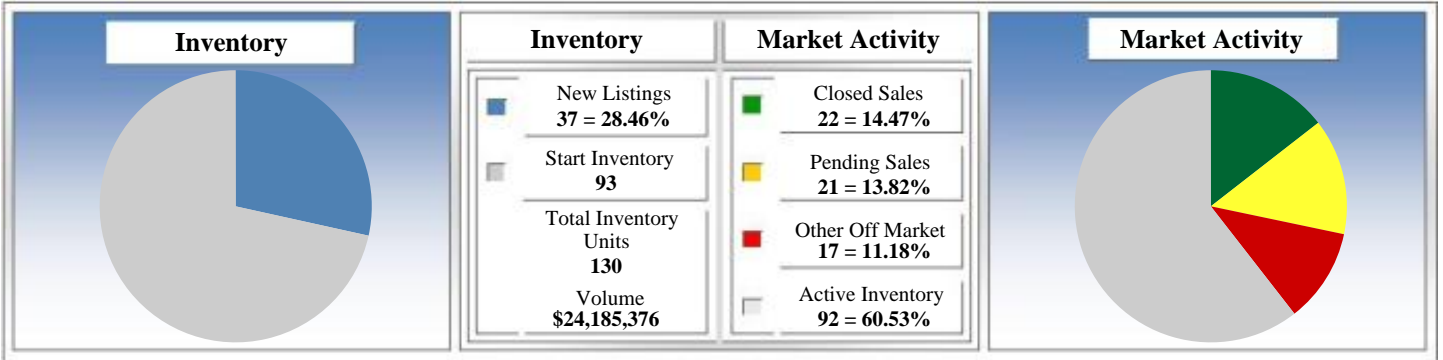
Inventory as of Feb 07, 2017



Market Summary

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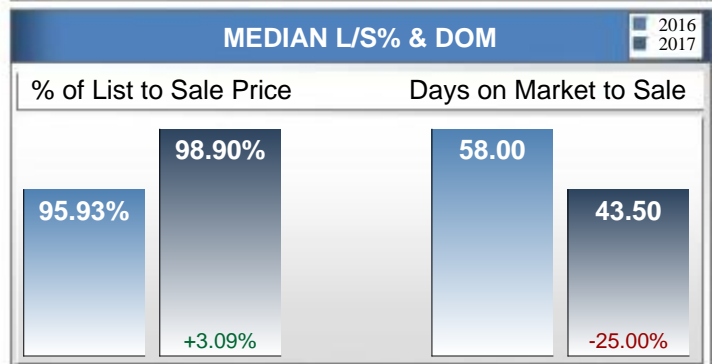
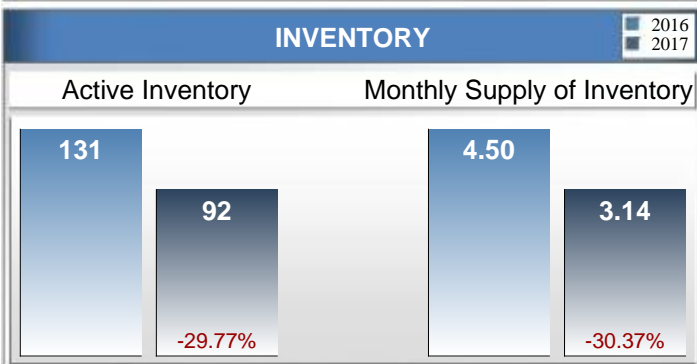
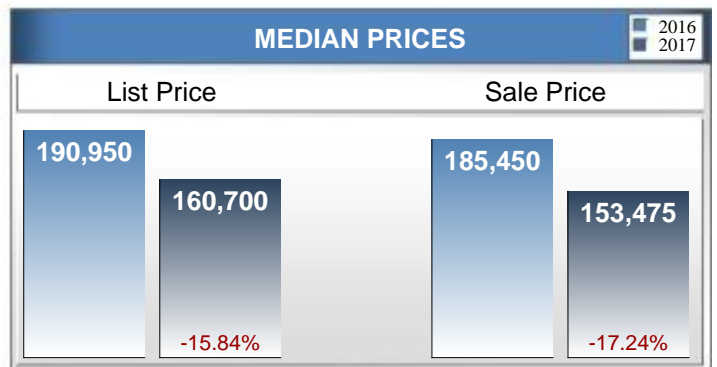
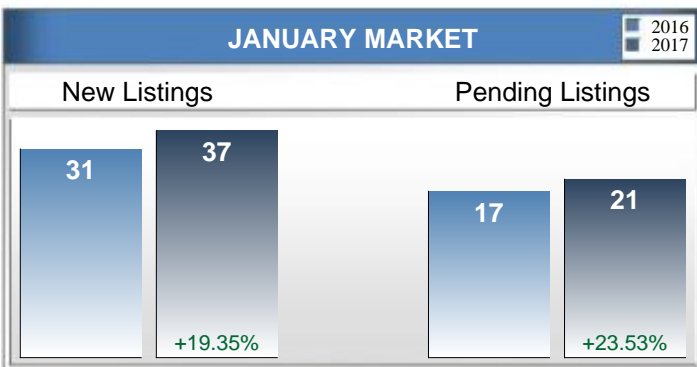
Area Delimited by Zipcode 73044 - Residential Property Type



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

Active Inventory as of January 31, 2017 = 92

	JANUARY			Year To Date		
	2016	2017	+/- %	2016	2017	+/- %
Closed Sales	16	22	37.50%	16	22	37.50%
Pending Sales	17	21	23.53%	17	21	23.53%
New Listings	31	37	19.35%	31	37	19.35%
Median List Price	190,950	160,700	-15.84%	190,950	160,700	-15.84%
Median Sale Price	185,450	153,475	-17.24%	185,450	153,475	-17.24%
Median Percent of List Price to Selling Price	95.93%	98.90%	3.09%	95.93%	98.90%	3.09%
Median Days on Market to Sale	58.00	43.50	-25.00%	58.00	43.50	-25.00%
Monthly Inventory	131	92	-29.77%	131	92	-29.77%
Months Supply of Inventory	4.50	3.14	-30.37%	4.50	3.14	-30.37%





January 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

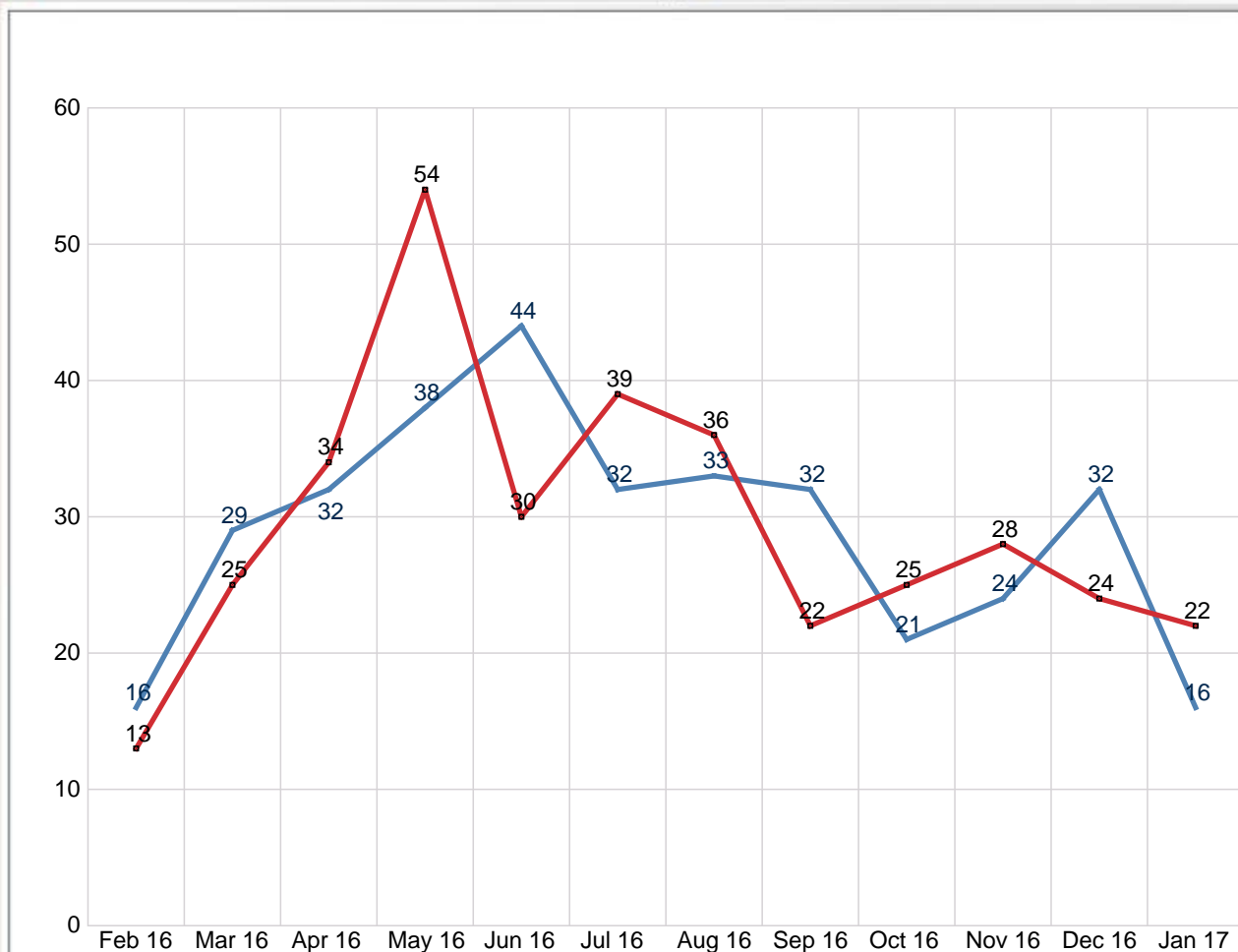
Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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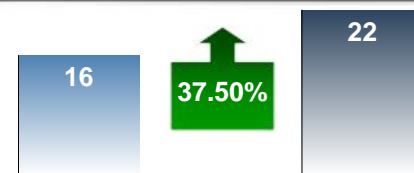
■ February 2016 - January 2017 (Current Year with Values)
 ■ February 2015 - January 2016 (Previous Year)



Comparative Analysis

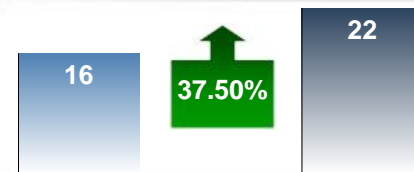
JANUARY

2016 2017



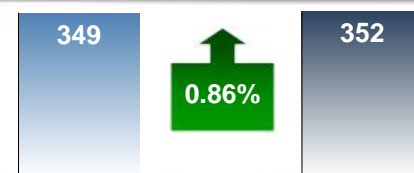
YEAR TO DATE (YTD)

Jan 2016 Jan 2017



12 MONTH COMPARATIVE

Feb 15 - Jan 16 Feb 16 - Jan 17





January 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

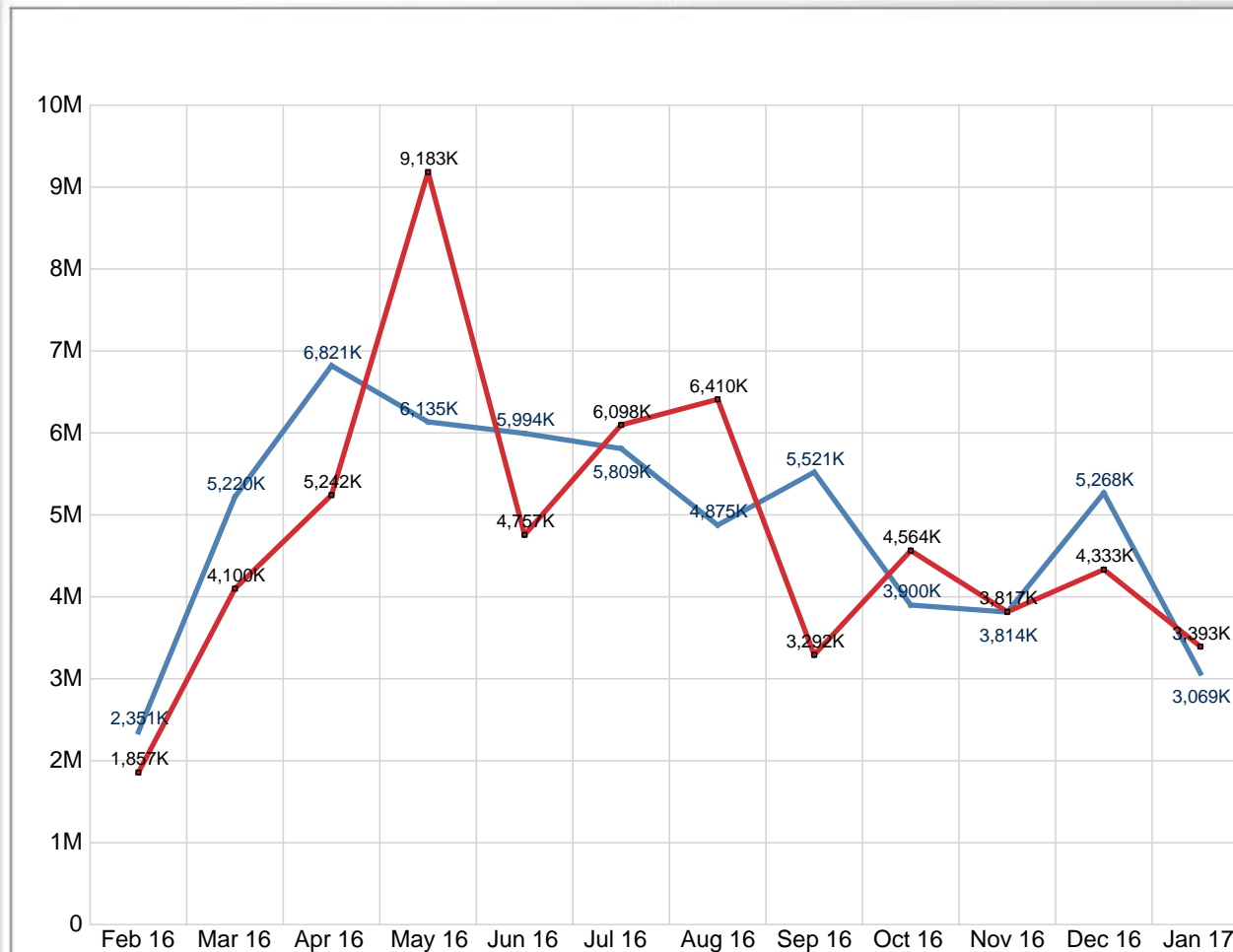
Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

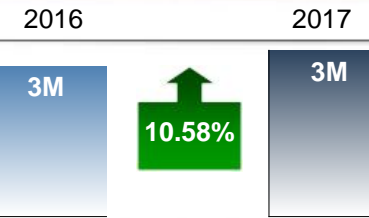
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■ February 2016 - January 2017 (Current Year with Values)
 ■ February 2015 - January 2016 (Previous Year)

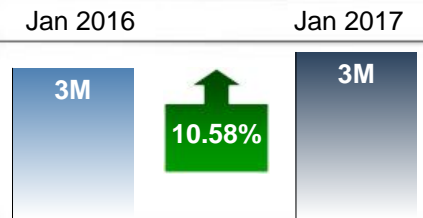


Comparative Analysis

JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

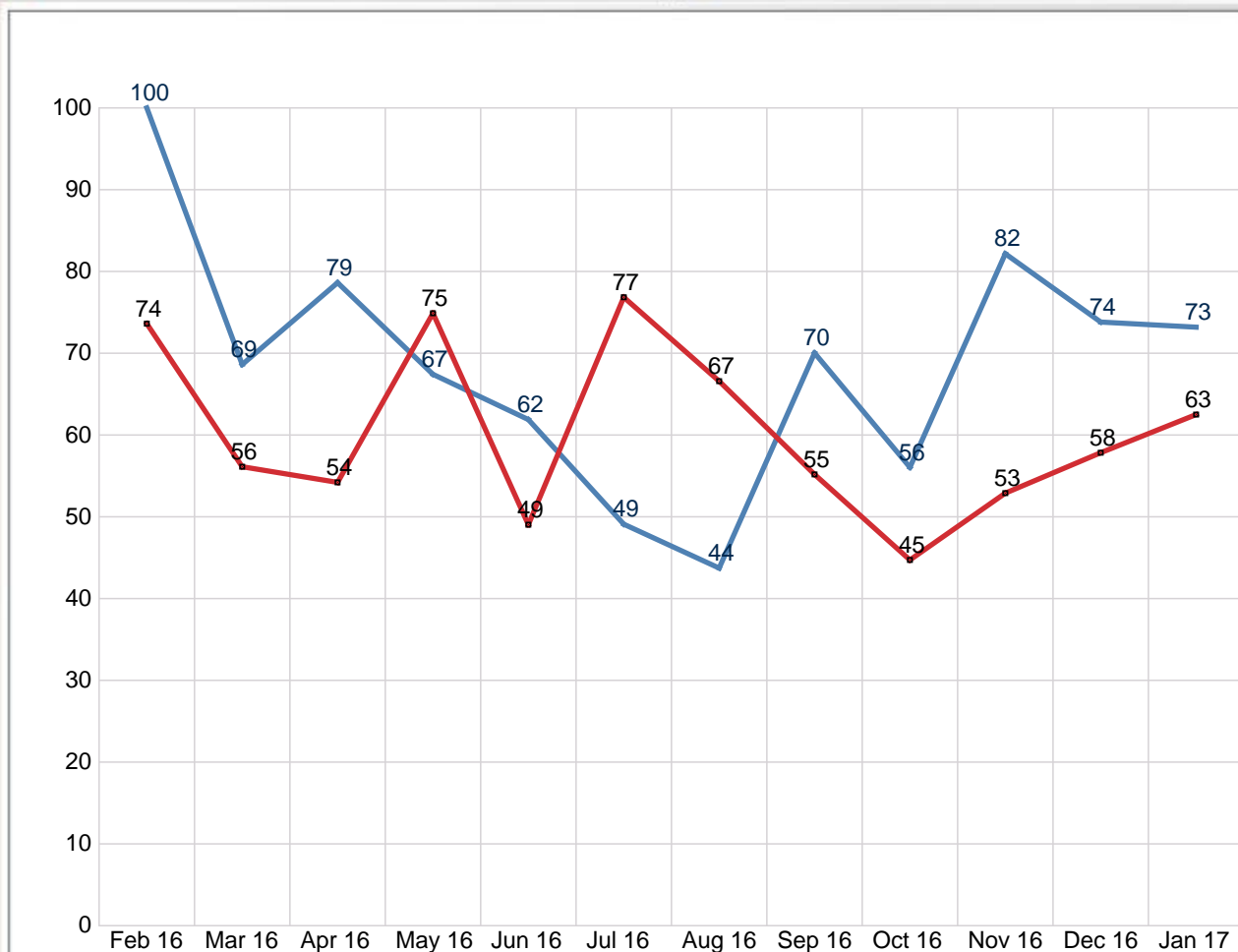
Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

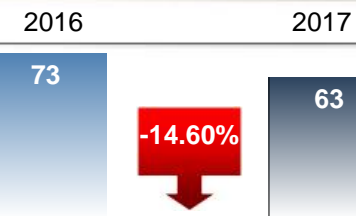
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■ February 2016 - January 2017 (Current Year with Values)
 ■ February 2015 - January 2016 (Previous Year)



Comparative Analysis

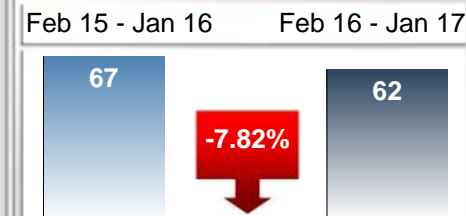
JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2017

Area Delimited by Zipcode 73044 - Residential Property Type



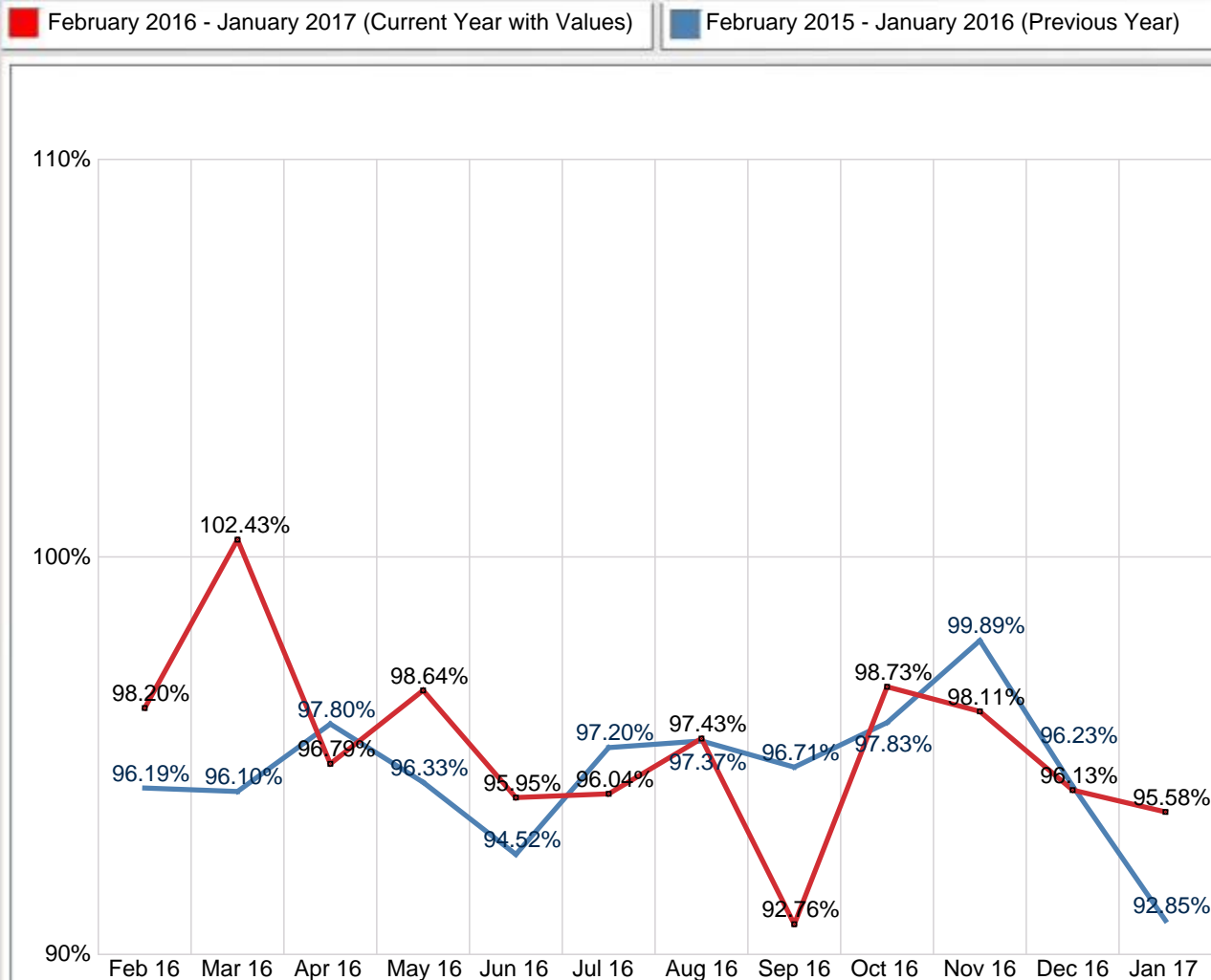
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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Comparative Analysis

JANUARY

2016	2017
92.85%	95.58%

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
92.85%	95.58%

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
96.59%	97.31%



January 2017

Area Delimited by Zipcode 73044 - Residential Property Type



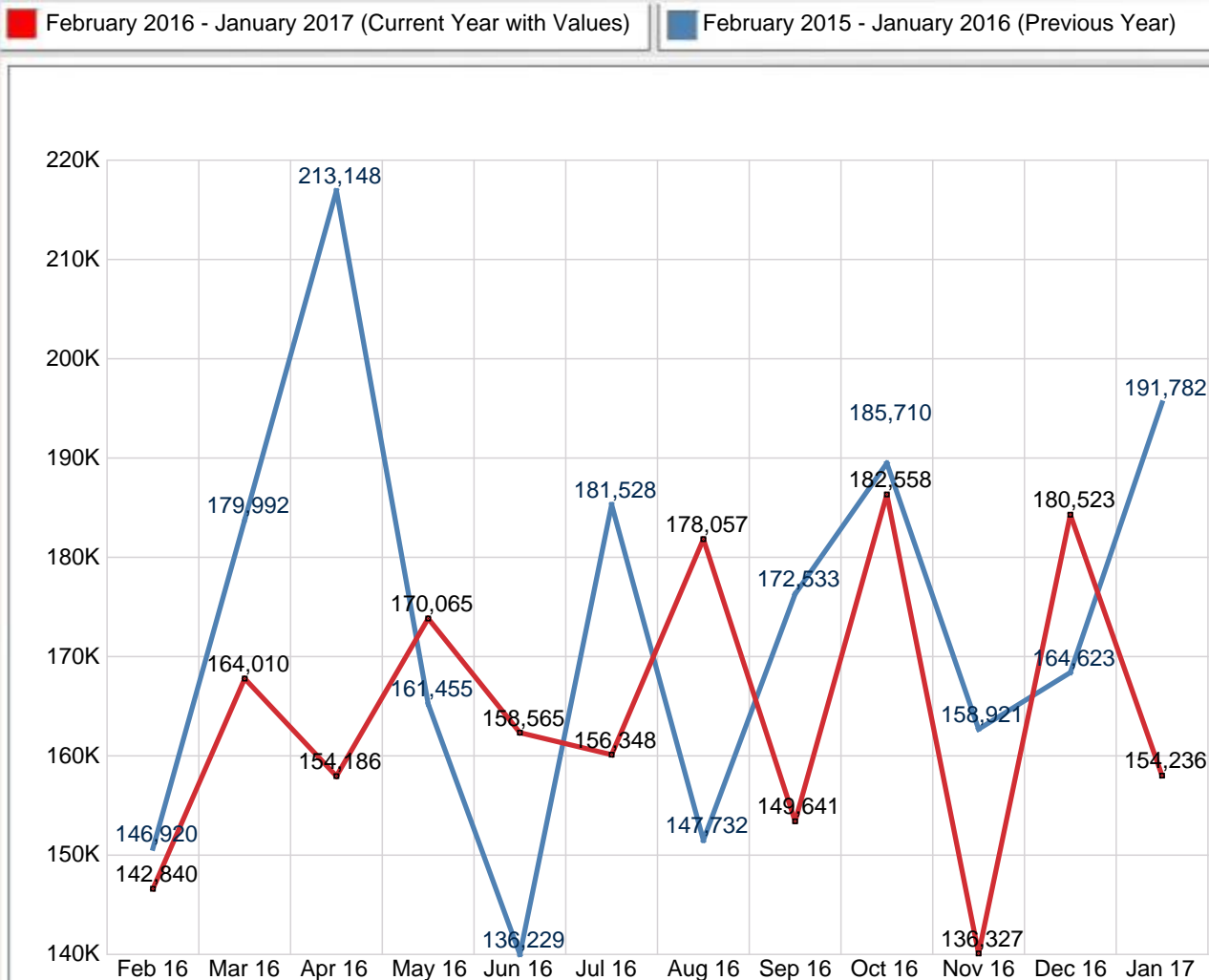
Closed Sales by Average Sold Price

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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Comparative Analysis

JANUARY

2016	2017
191,782	154,236
-19.58%	

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
191,782	154,236
-19.58%	

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
168,413	162,064
-3.77%	