



January 2017

Area Delimited by City Of Edmond -
Residential Property Type

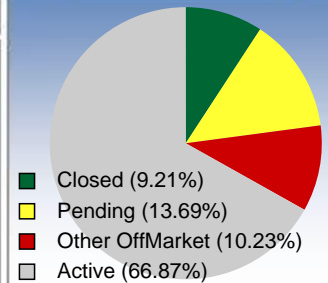


Absorption: Last 12 months, an Average of **315** Sales/Month

Active Inventory as of January 31, 2017 = **1,431**

	JANUARY		
	2016	2017	+/- %
Closed Listings	217	197	-9.22%
Pending Listings	232	293	26.29%
New Listings	513	504	-1.75%
Median List Price	218,000	239,900	10.05%
Median Sale Price	210,000	238,900	13.76%
Median Percent of List Price to Selling Price	98.88%	98.78%	-0.09%
Median Days on Market to Sale	26.00	49.00	88.46%
End of Month Inventory	1,385	1,431	3.32%
Months Supply of Inventory	4.07	4.55	11.72%

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) Increases

The total housing inventory at the end of January 2017 rose **3.32%** to 1,431 existing homes available for sale. Over the last 12 months this area has had an average of 315 closed sales per month. This represents an unsold inventory index of **4.55** 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 **13.76%** in January 2017 to \$238,900 versus the previous year at \$210,000.

Median Days on Market Lengthens

The median number of **49.00** days that homes spent on the market before selling increased by 23.00 days or **88.46%** in January 2017 compared to last year's same month at **26.00** DOM.

Sales Success for January 2017 is Positive

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

There were 504 New Listings in January 2017, down **1.75%** from last year at 513. Furthermore, there were 197 Closed Listings this month versus last year at 217, a **-9.22%** decrease.

Closed versus Listed trends yielded a **39.1%** ratio, down from previous year's, January 2016, at **42.3%**, a **7.60%** 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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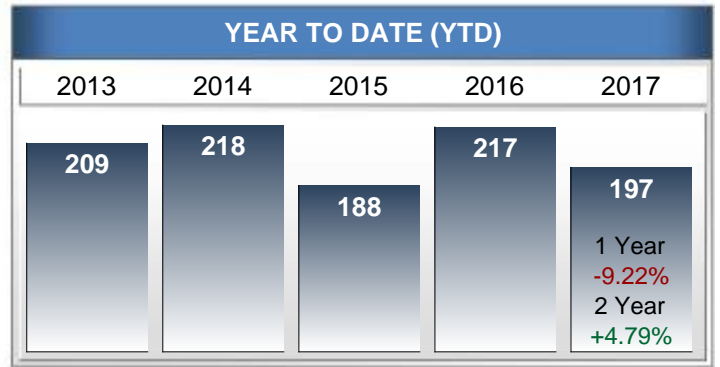
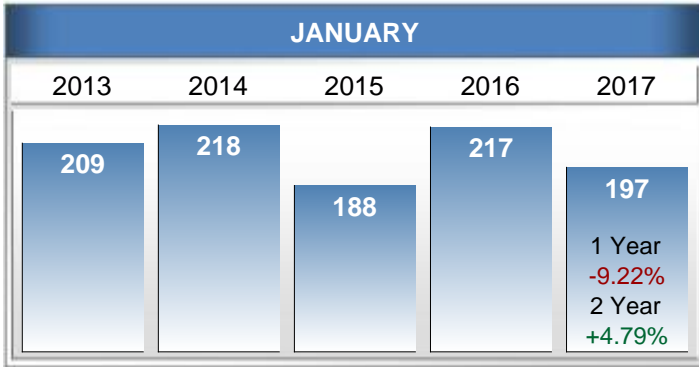
Closed Sales as of Feb 07, 2017



Closed Listings

Report Produced on: Feb 08, 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	12	6.09%	12.0	2	9	1	0
\$125,001 - \$150,000	16	8.12%	50.5	1	11	4	0
\$150,001 - \$200,000	42	21.32%	39.5	1	32	9	0
\$200,001 - \$250,000	37	18.78%	36.0	0	21	16	0
\$250,001 - \$325,000	41	20.81%	57.0	0	17	24	0
\$325,001 - \$425,000	25	12.69%	59.0	0	7	16	2
\$425,001 and up	24	12.18%	101.5	1	5	16	2
Total Closed Units:	197		49.0	5	102	86	4
Total Closed Volume:	54,266,377			1.18M	23.59M	27.32M	2.18M
Median Closed Price:	\$238,900			\$132,000	\$198,122	\$273,250	\$473,750



Monthly Inventory Analysis

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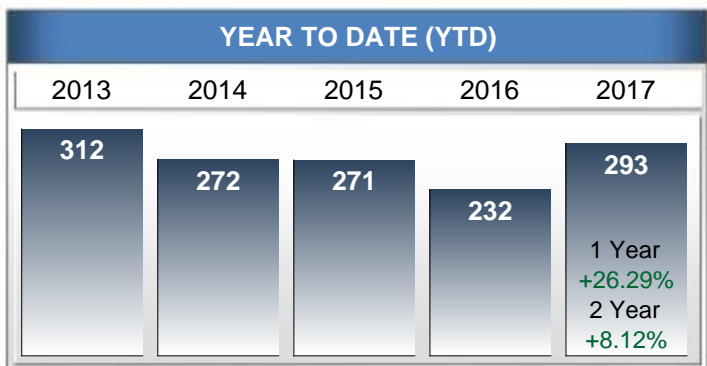
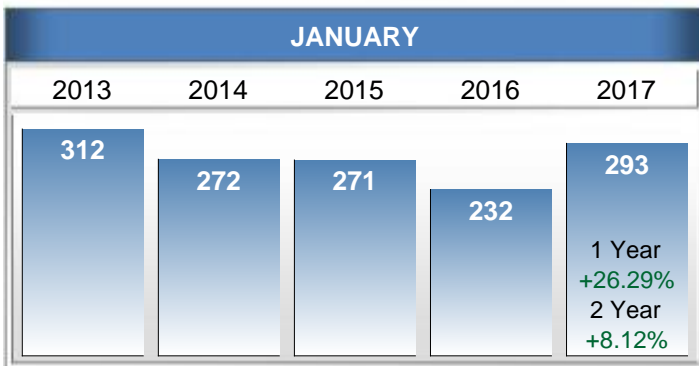
Pending Listings as of Feb 07, 2017



Pending Listings

Report Produced on: Feb 08, 2017

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Pending Listings

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5yr JAN AVG = 276 **3 MONTHS**

High
Apr 2015 = 446

Low
Dec 2015 = 185

Pending Listing this month at **293**, above the 5 yr JAN average of **276**

NOV	267
DEC	215
-19.48%	
JAN	293
36.28%	

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	23	7.85%	18.0	13	9	1	0
\$125,001 - \$150,000	22	7.51%	51.0	1	18	3	0
\$150,001 - \$175,000	35	11.95%	42.0	2	26	7	0
\$175,001 - \$275,000	103	35.15%	62.0	3	58	40	2
\$275,001 - \$325,000	38	12.97%	63.0	0	14	24	0
\$325,001 - \$450,000	40	13.65%	47.0	0	12	26	2
\$450,001 and up	32	10.92%	41.5	1	5	21	5
Total Pending Units: 293				20	142	122	9
Total Pending Volume: 79,480,800				3.01M	31.22M	40.02M	5.23M
Median Listing Price: \$229,400				\$113,750	\$191,043	\$299,000	\$457,950



Monthly Inventory Analysis

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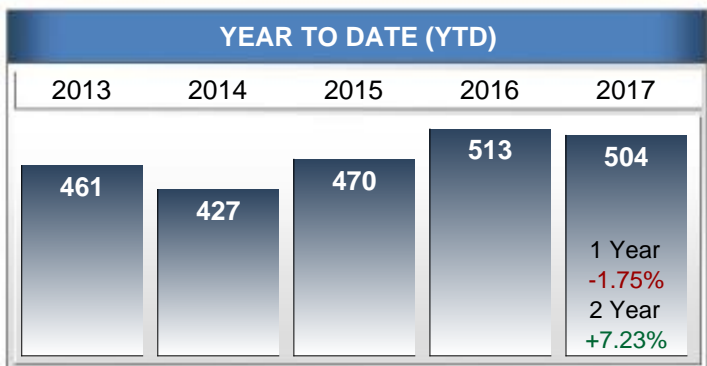
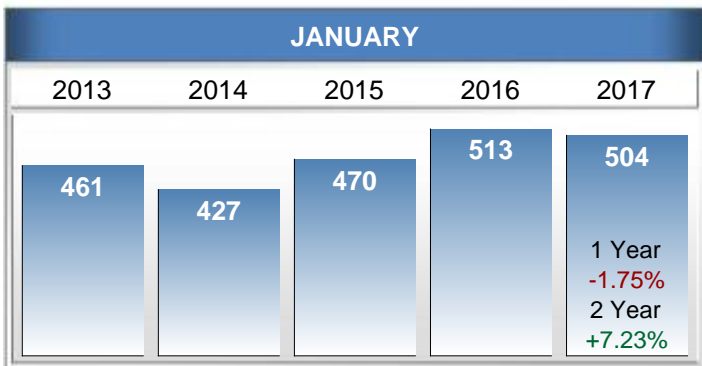
New Listings as of Feb 07, 2017



New Listings

Report Produced on: Feb 08, 2017

Area Delimited by City Of Edmond - Residential Property Type



New Listings
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5yr JAN AVG = 475 **3 MONTHS**

High
Jun 2016 = 666

Low
Dec 2013 = 249

New Listings this month at **504**, above the 5 yr JAN average of **475**

NOV	395
DEC	315
-20.25%	
JAN	504
60.00%	

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	32	6.35%	7	22	3	0
\$150,001 - \$175,000	51	10.12%	1	44	6	0
\$175,001 - \$225,000	88	17.46%	1	63	24	0
\$225,001 - \$325,000	136	26.98%	0	46	84	6
\$325,001 - \$400,000	80	15.87%	2	30	44	4
\$400,001 - \$525,000	59	11.71%	0	8	47	4
\$525,001 and up	58	11.51%	1	6	32	19
Total New Listed Units:			12	219	240	33
Total New Listed Volume:			2.48M	53.45M	91.02M	24.03M
Median New Listed Listing Price:			\$123,200	\$208,000	\$329,900	\$540,000



Monthly Inventory Analysis

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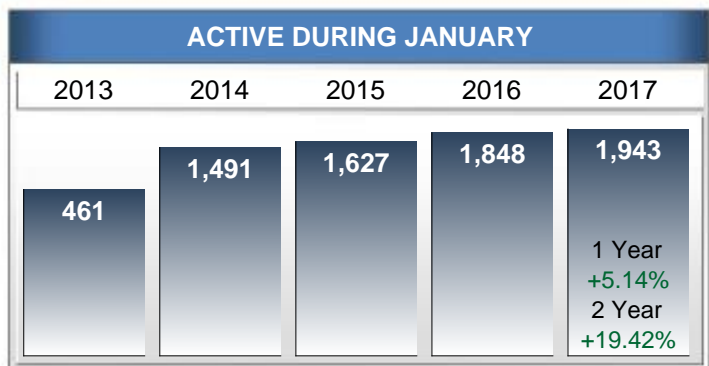
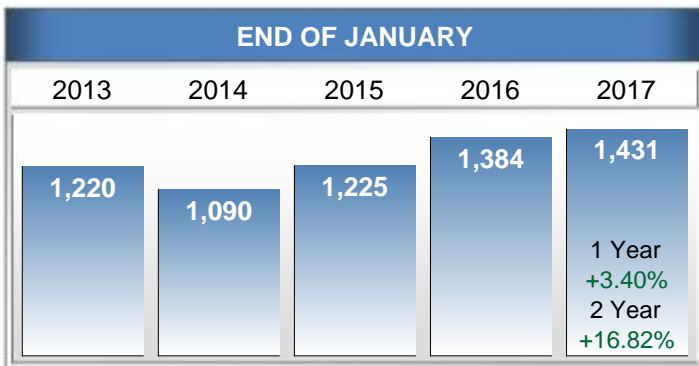
Active Inventory as of Feb 07, 2017



Active Inventory

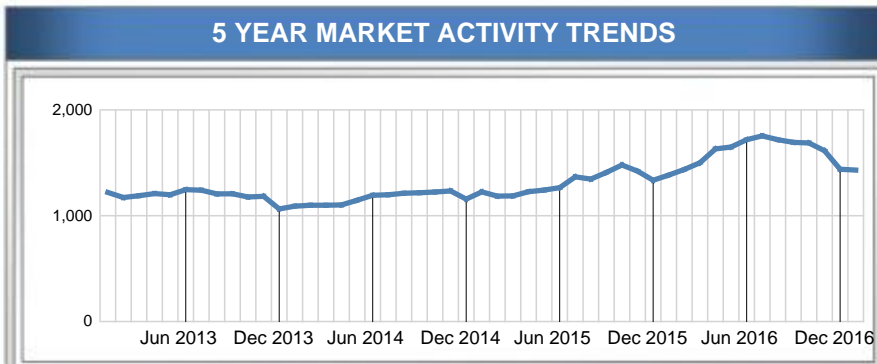
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Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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5yr JAN AVG = 1,270 **3 MONTHS**

High
Jul 2016 = 1,754

Low
Dec 2013 = 1,064

Inventory this month at **1,431**, above the 5 yr JAN average of **1,270**

N O V	1,614
D E C	1,439 -10.84%
J A N	1,431 -0.56%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	68	4.75%	85.0	15	46	7	0
\$150,001 \$200,000	183	12.79%	47.0	8	137	38	0
\$200,001 \$250,000	219	15.30%	67.0	4	131	81	3
\$250,001 \$350,000	422	29.49%	77.0	6	172	224	20
\$350,001 \$425,000	172	12.02%	82.5	5	61	95	11
\$425,001 \$625,000	223	15.58%	91.0	5	36	147	35
\$625,001 and up	144	10.06%	104.0	1	16	73	54
Total Active Inventory by Units:				44	599	665	123
Total Active Inventory by Volume:				11.12M	173.85M	272.57M	88.97M
Median Active Inventory Listing Price:				\$199,700	\$245,000	\$345,000	\$565,000



Monthly Inventory Analysis

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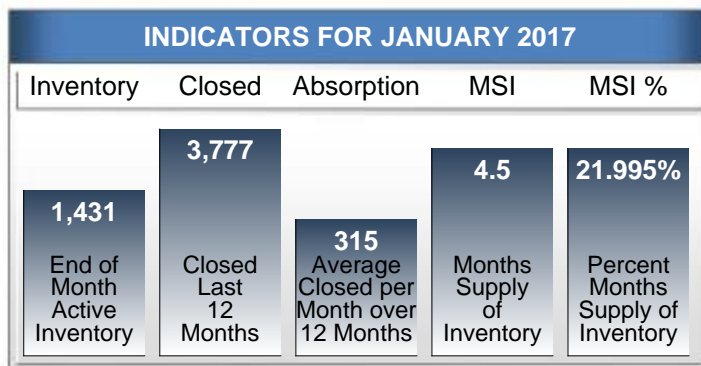
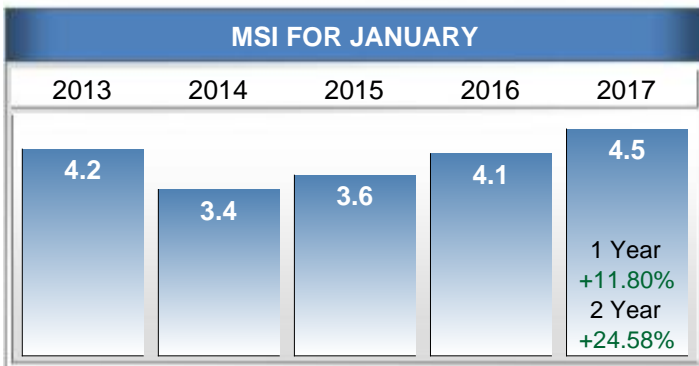
Active Inventory as of Feb 07, 2017



Months Supply of Inventory

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Months Supply
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5yr JAN AVG = 4.0 **3 MONTHS**

High
 Jul 2016 = 5.5
Low
 Dec 2013 = 3.3
Months Supply this month at **4.5**, above the 5 yr JAN average of **4.0**

Month	MSI	% Change
NOV	5.1	
DEC	4.5	-10.23%
JAN	4.5	-0.03%

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	68	4.75%	1.4	2.3	1.2	2.3	0.0
\$150,001 - \$200,000	183	12.79%	2.5	4.2	2.5	2.5	0.0
\$200,001 - \$250,000	219	15.30%	3.9	2.1	5.0	3.0	7.2
\$250,001 - \$350,000	422	29.49%	5.8	4.2	6.5	5.3	6.7
\$350,001 - \$425,000	172	12.02%	6.1	15.0	8.4	5.1	4.9
\$425,001 - \$625,000	223	15.58%	8.5	15.0	12.3	8.0	7.9
\$625,001 and up	144	10.06%	15.0	0.0	27.4	13.3	15.4
MSI:			4.5	3.5	3.8	5.1	8.7
Total Active Inventory:			1,431	44	599	665	123



Monthly Inventory Analysis

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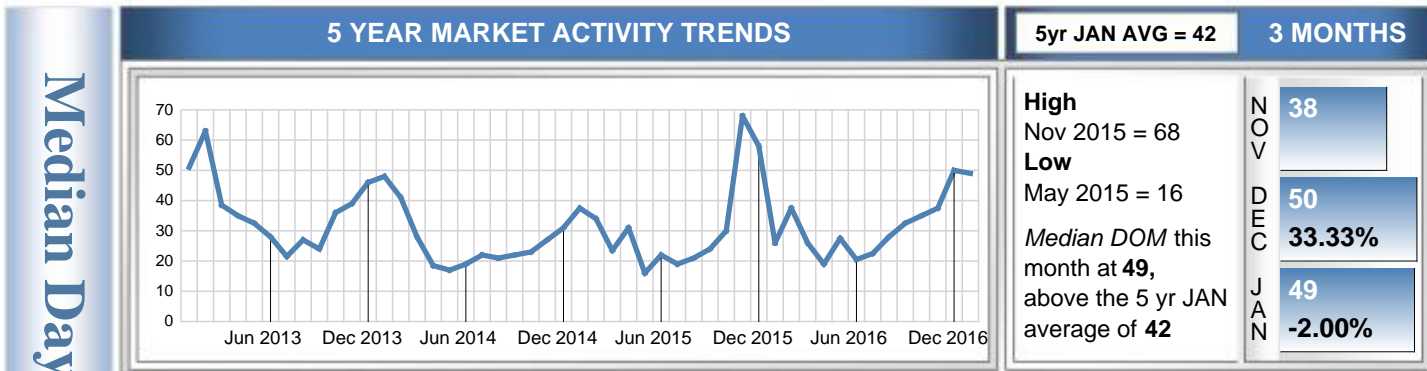
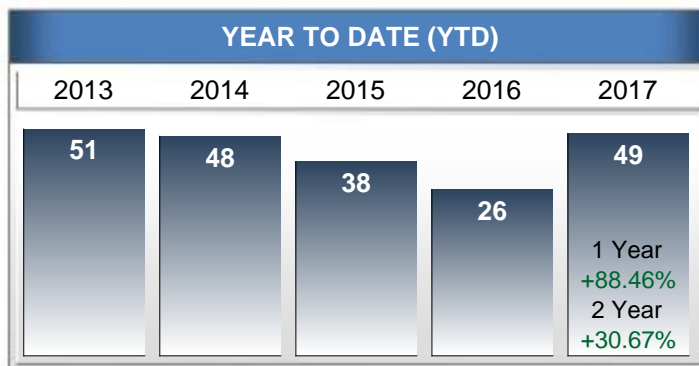
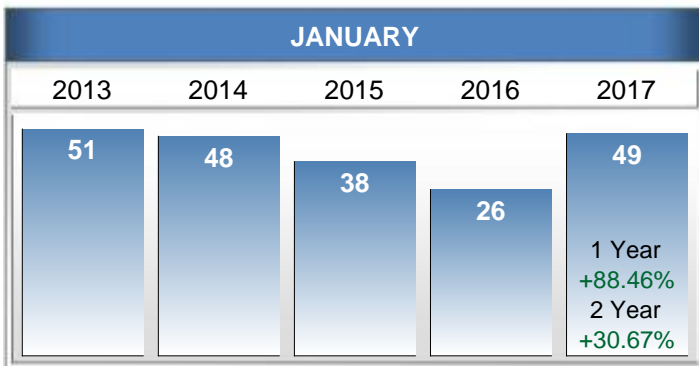
Closed Sales as of Feb 07, 2017



Median Days on Market to Sale

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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+
\$125,000 and less	12	6.09%	12.0	12.0	2.0	94.0	0.0
\$125,001 - \$150,000	16	8.12%	50.5	8.0	54.0	127.5	0.0
\$150,001 - \$200,000	42	21.32%	39.5	20.0	36.0	55.0	0.0
\$200,001 - \$250,000	37	18.78%	36.0	0.0	38.0	26.0	0.0
\$250,001 - \$325,000	41	20.81%	57.0	0.0	56.0	62.5	0.0
\$325,001 - \$425,000	25	12.69%	59.0	0.0	50.0	60.0	64.5
\$425,001 and up	24	12.18%	101.5	287.0	102.0	59.0	229.0
Median Closed DOM:	49.0			17.0	41.5	58.5	103.0
Total Closed Units:	197			5	102	86	4
Total Closed Volume:	54,266,377			1.18M	23.59M	27.32M	2.18M



Monthly Inventory Analysis

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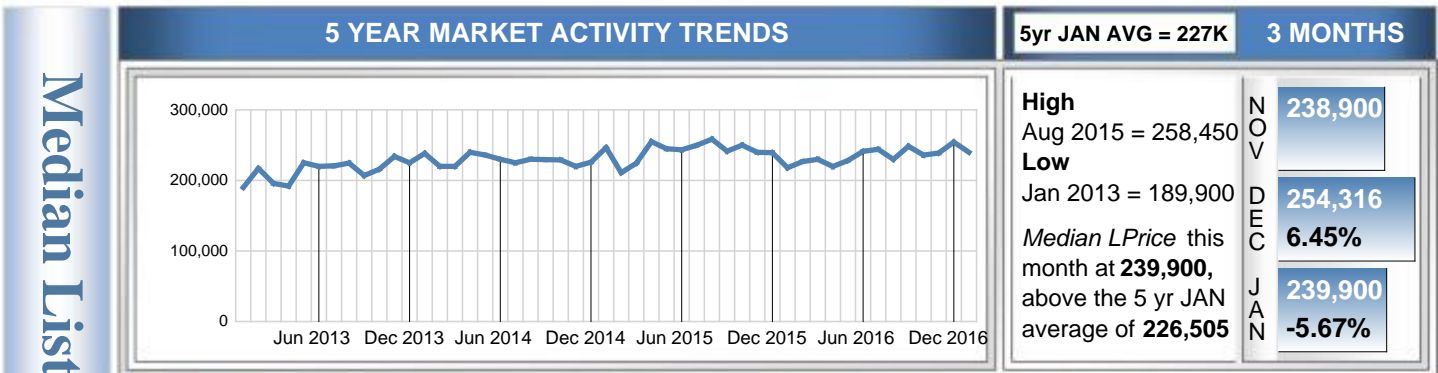
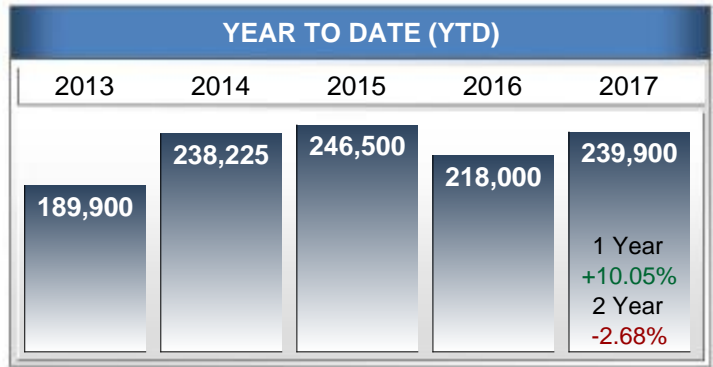
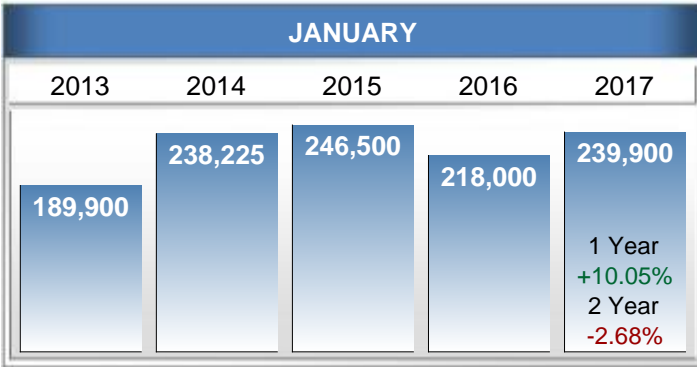
Closed Sales as of Feb 07, 2017



Median List Price at Closing

Report Produced on: Feb 08, 2017

Area Delimited by City Of Edmond - 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+
\$125,000 and less	11		5.58%	119,900	113,750	120,000	0	0
\$125,001 - \$150,000	14		7.11%	145,000	130,000	142,200	148,000	0
\$150,001 - \$200,000	41		20.81%	174,900	0	169,900	181,750	0
\$200,001 - \$250,000	38		19.29%	225,000	205,000	221,753	229,900	0
\$250,001 - \$325,000	42		21.32%	283,200	0	299,900	279,999	0
\$325,001 - \$425,000	25		12.69%	379,900	0	373,950	379,900	402,450
\$425,001 and up	26		13.20%	537,450	624,900	599,000	457,500	730,000
Median List Price:	\$239,900				\$130,000	\$206,280	\$280,000	\$492,500
Total Closed Units:	197				5	102	86	4
Total List Volume:	55,560,567				1.19M	24.14M	27.97M	2.26M



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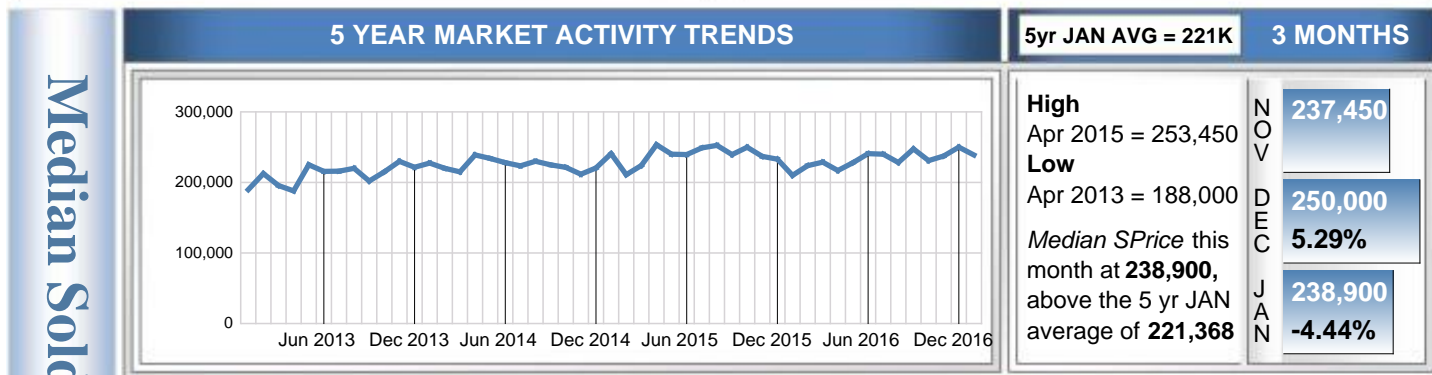
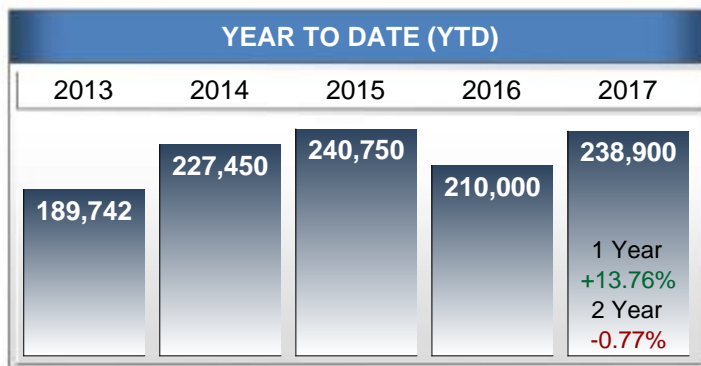
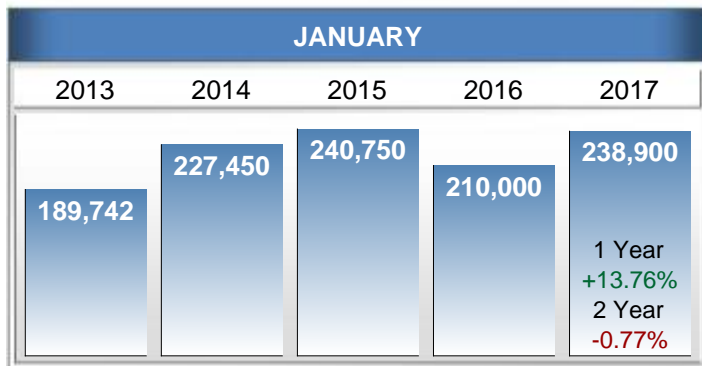
Closed Sales as of Feb 07, 2017



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	12		6.09%	113,250	112,250	114,000	115,000	0
\$125,001 - \$150,000	16		8.12%	136,500	132,000	135,000	140,250	0
\$150,001 - \$200,000	42		21.32%	175,870	199,000	171,900	180,000	0
\$200,001 - \$250,000	37		18.78%	223,833	0	220,000	231,250	0
\$250,001 - \$325,000	41		20.81%	285,900	0	299,900	271,745	0
\$325,001 - \$425,000	25		12.69%	379,900	0	383,000	377,450	383,750
\$425,001 and up	24		12.18%	525,000	624,900	585,000	457,942	705,000
Median Closed Price:	\$238,900				\$132,000	\$198,122	\$273,250	\$473,750
Total Closed Units:	197				5	102	86	4
Total Closed Volume:	54,266,377				1.18M	23.59M	27.32M	2.18M



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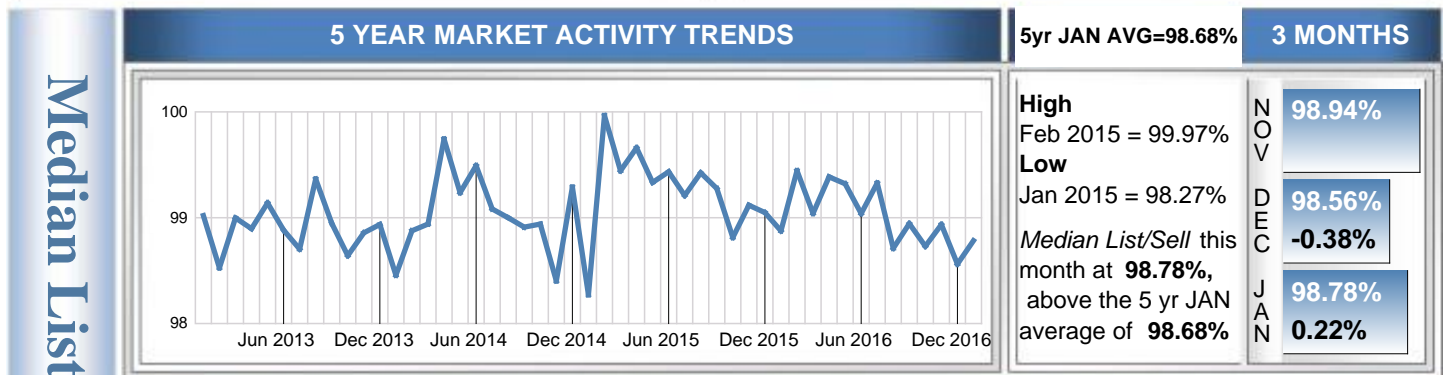
Closed Sales as of Feb 07, 2017



Median Percent of List Price to Selling 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	12	6.09%	94.71%	98.70%	94.43%	74.19%	0.00%	
\$125,001 - \$150,000	16	8.12%	99.31%	101.54%	100.00%	94.70%	0.00%	
\$150,001 - \$200,000	42	21.32%	98.22%	97.07%	98.38%	97.50%	0.00%	
\$200,001 - \$250,000	37	18.78%	99.75%	0.00%	98.78%	100.00%	0.00%	
\$250,001 - \$325,000	41	20.81%	99.23%	0.00%	100.00%	99.05%	0.00%	
\$325,001 - \$425,000	25	12.69%	99.02%	0.00%	99.73%	99.26%	95.18%	
\$425,001 and up	24	12.18%	97.72%	100.00%	97.66%	97.59%	96.21%	
Median List/Sell Ratio:				98.78%	100.00%	98.60%	99.17%	96.21%
Total Closed Units:				197	5	102	86	4
Total Closed Volume:				54,266,377	1.18M	23.59M	27.32M	2.18M

Median List/Sell Price

 Ready to Buy or Sell Real Estate?
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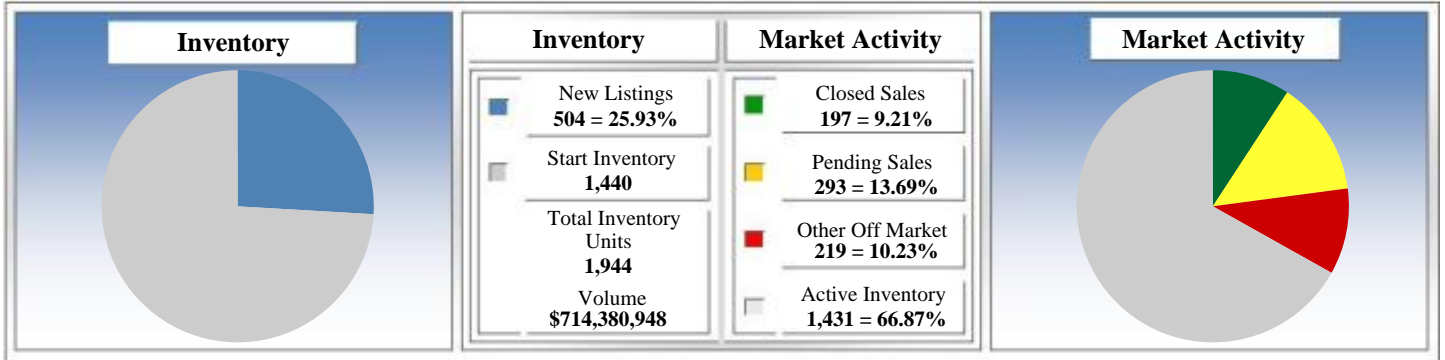
Inventory as of Feb 07, 2017



Market Summary

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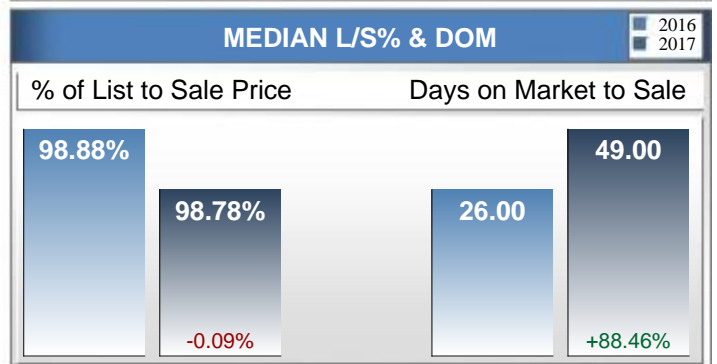
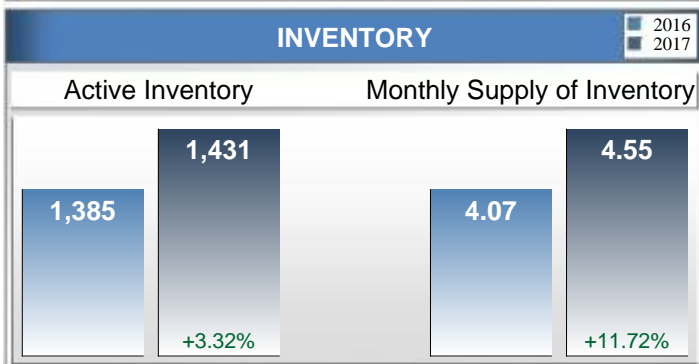
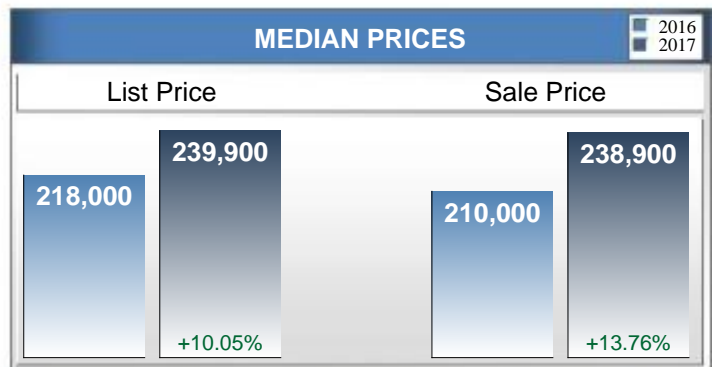
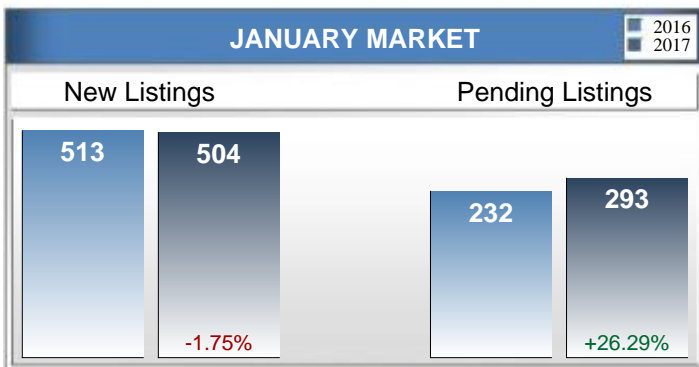
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Absorption: Last 12 months, an Average of 315 Sales/Month

Active Inventory as of January 31, 2017 = 1,431

	JANUARY			Year To Date		
	2016	2017	+/- %	2016	2017	+/- %
Closed Sales	217	197	-9.22%	217	197	-9.22%
Pending Sales	232	293	26.29%	232	293	26.29%
New Listings	513	504	-1.75%	513	504	-1.75%
Median List Price	218,000	239,900	10.05%	218,000	239,900	10.05%
Median Sale Price	210,000	238,900	13.76%	210,000	238,900	13.76%
Median Percent of List Price to Selling Price	98.88%	98.78%	-0.09%	98.88%	98.78%	-0.09%
Median Days on Market to Sale	26.00	49.00	88.46%	26.00	49.00	88.46%
Monthly Inventory	1,385	1,431	3.32%	1,385	1,431	3.32%
Months Supply of Inventory	4.07	4.55	11.72%	4.07	4.55	11.72%





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Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

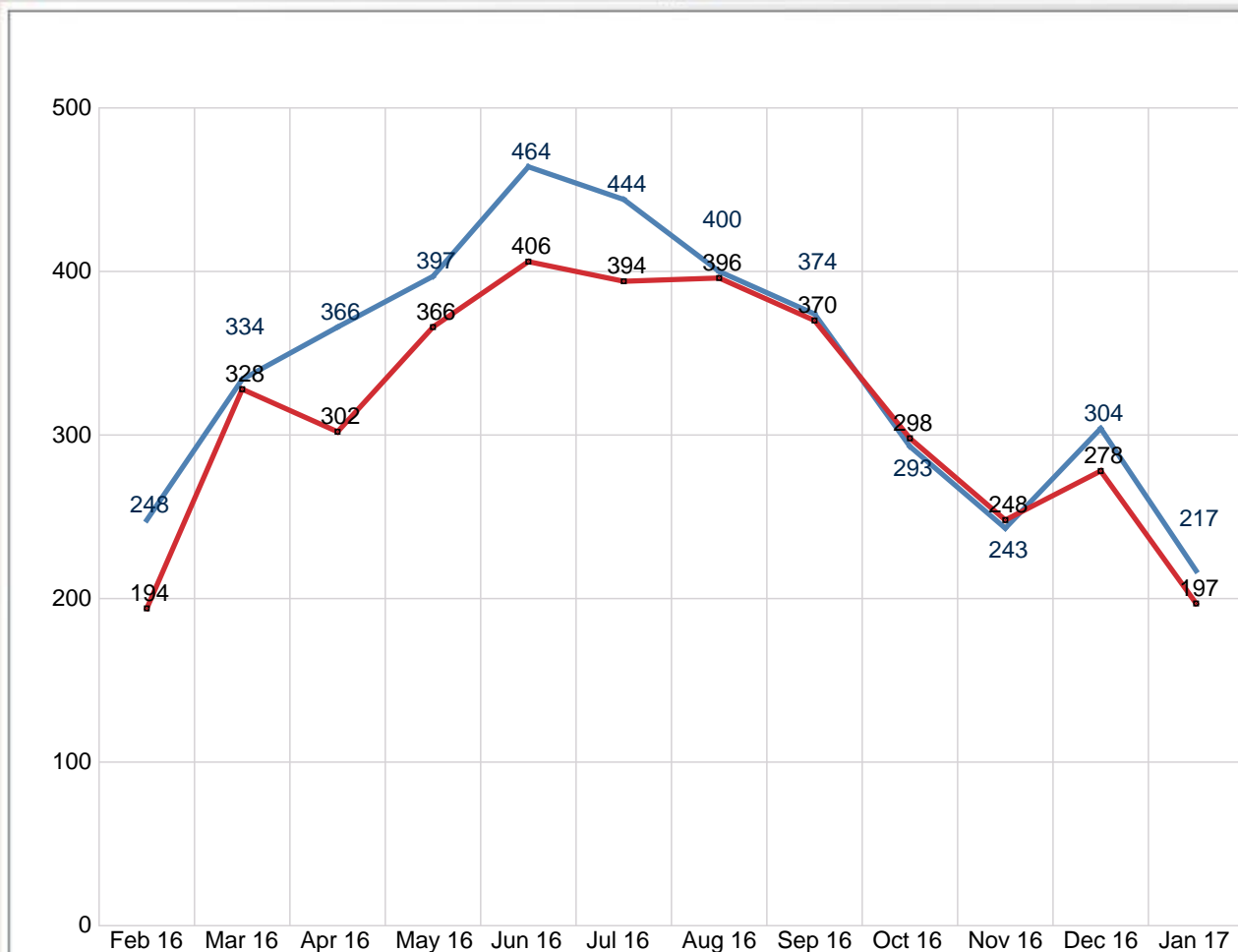
Report Produced on: Feb 08, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

JANUARY

2016	2017
217	197
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.22%</div> 	

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
217	197
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-9.22%</div> 	

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
4,084	3,777
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.52%</div> 	



January 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

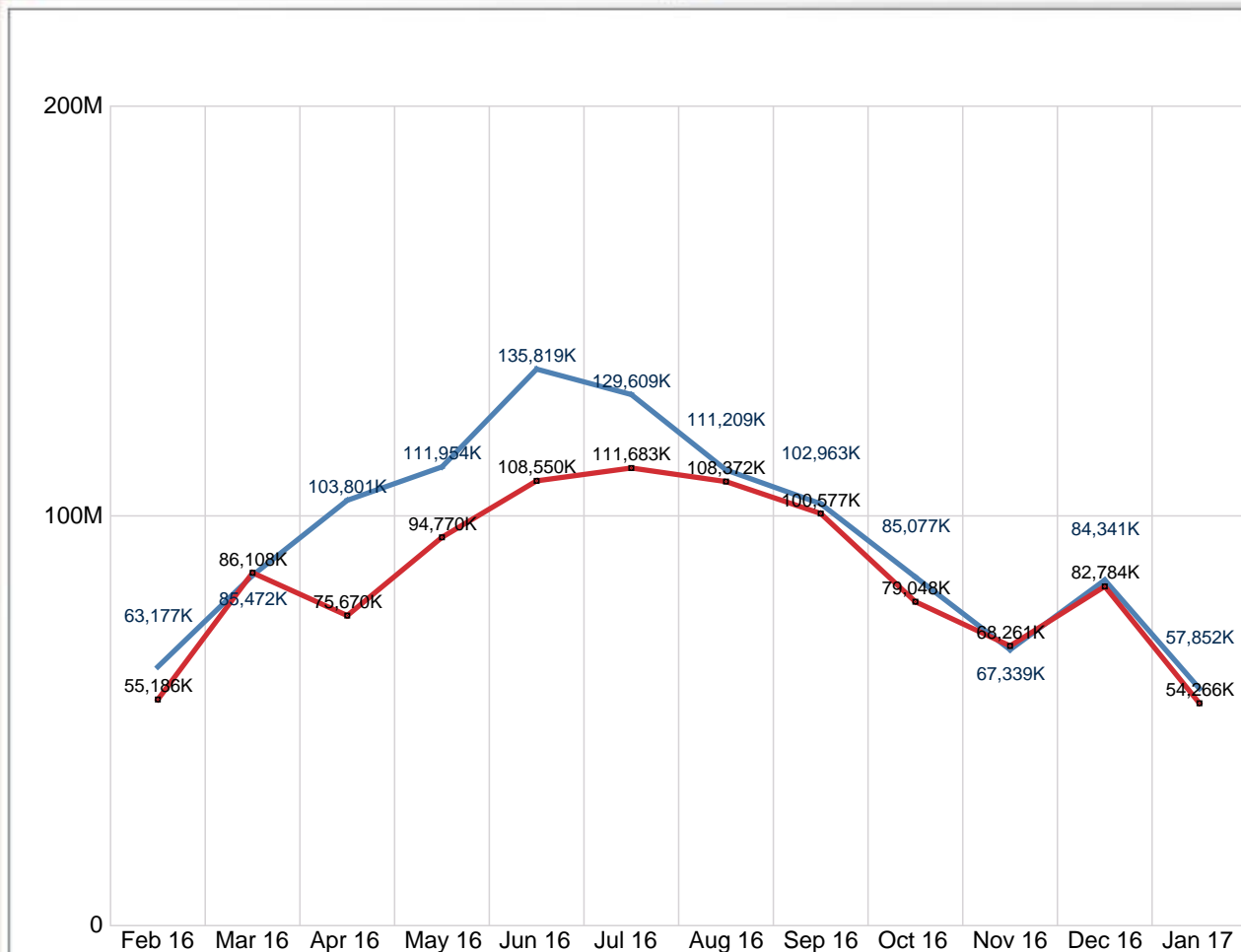
Report Produced on: Feb 08, 2017

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Market Trends

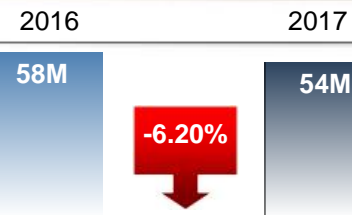
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 ■ February 2015 - January 2016 (Previous Year)

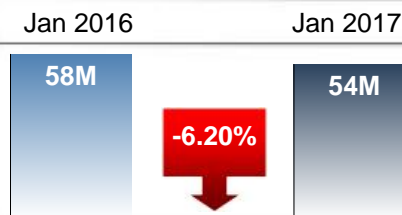


Comparative Analysis

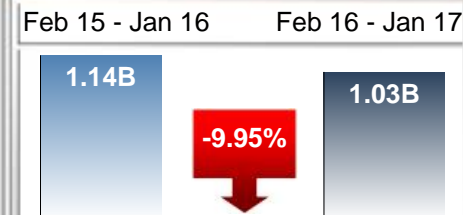
JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

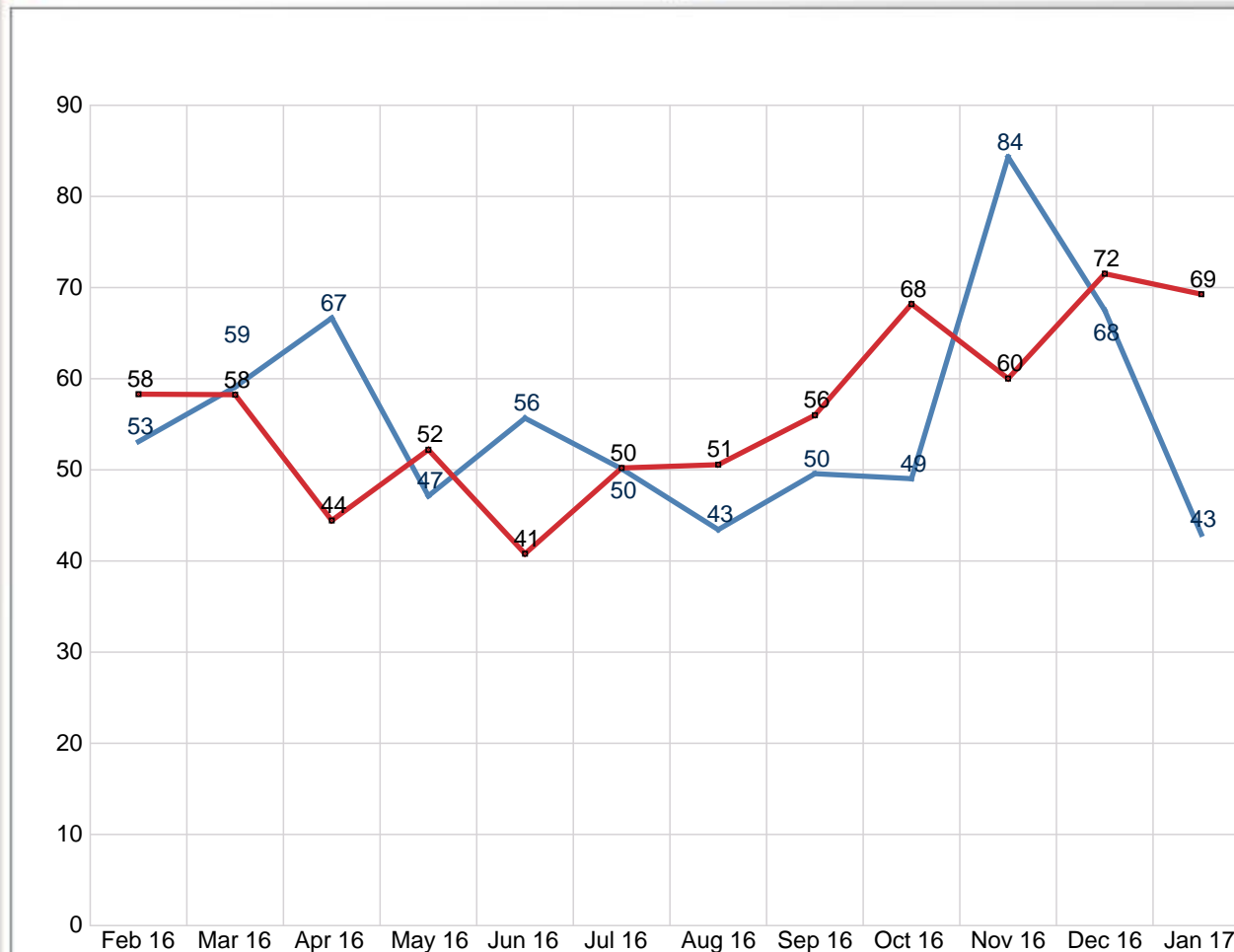
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Feb 08, 2017

Market Trends

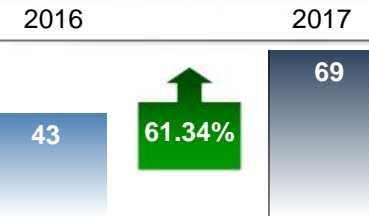
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■ February 2016 - January 2017 (Current Year with Values)
 ■ February 2015 - January 2016 (Previous Year)

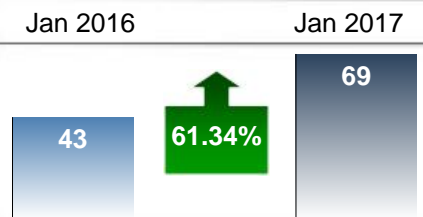


Comparative Analysis

JANUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





January 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

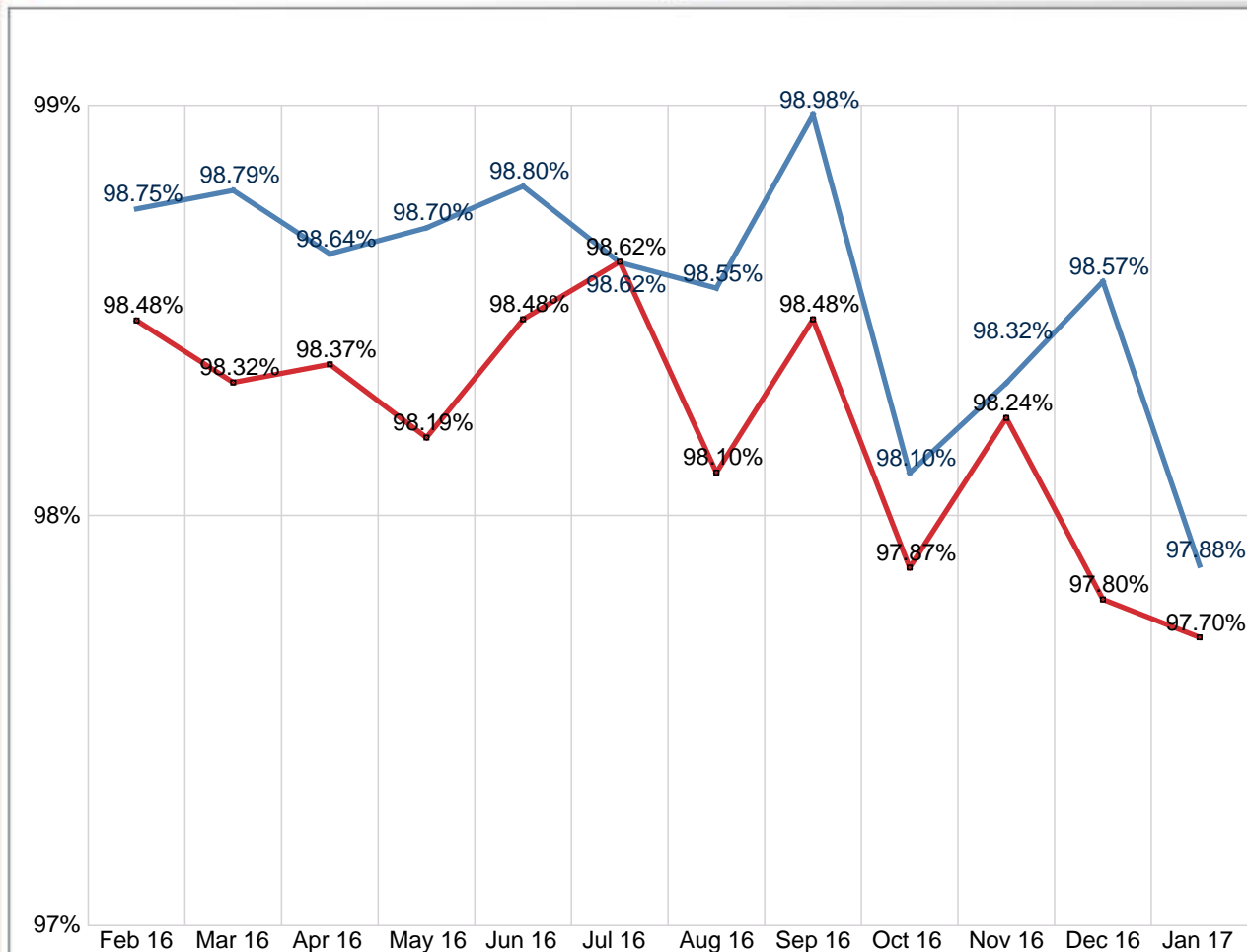
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Market Trends

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



Comparative Analysis

JANUARY

2016	2017
97.88%	97.70%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.18%</div> 	

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
97.88%	97.70%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.18%</div> 	

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
98.60%	98.25%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.36%</div> 	



January 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

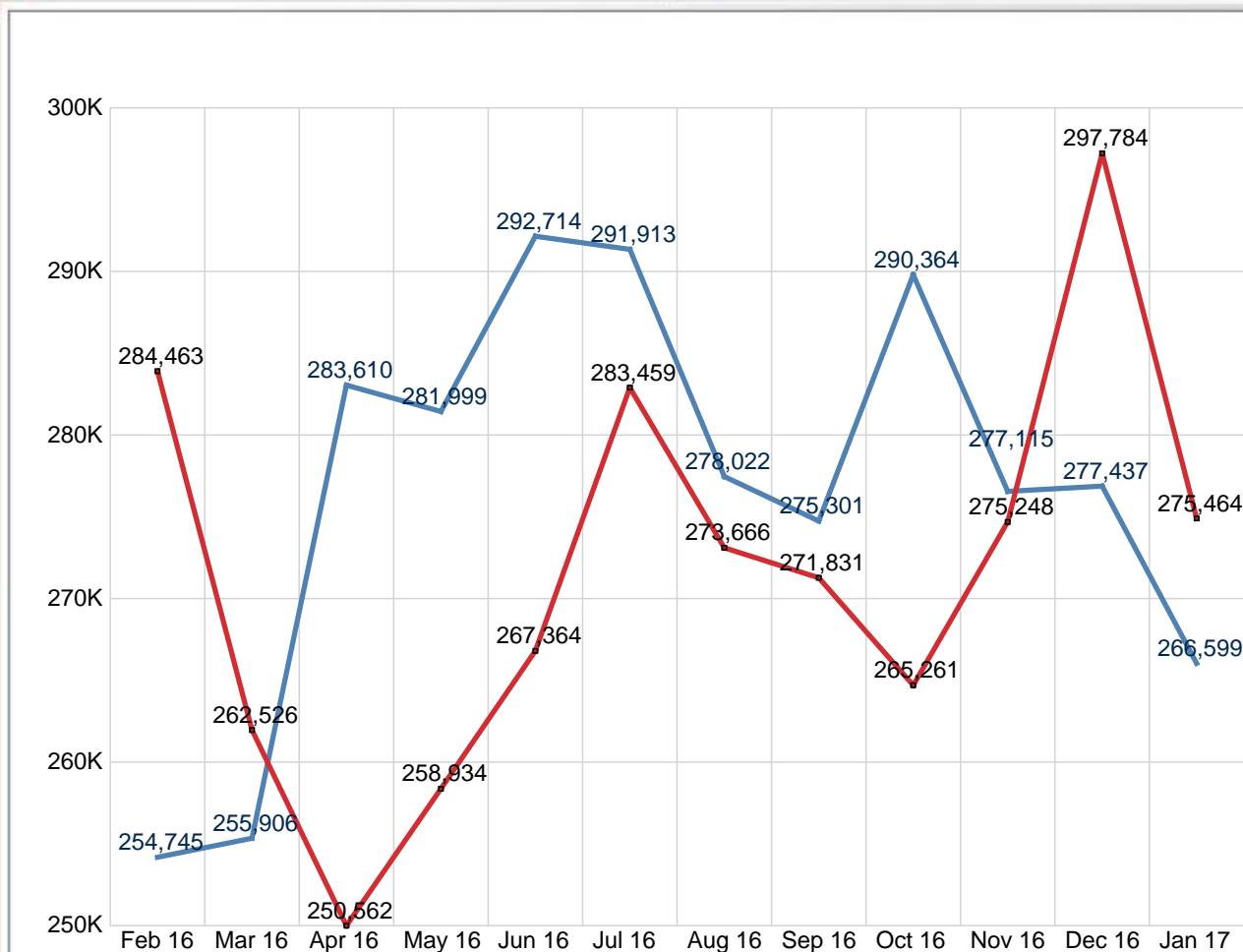
Report Produced on: Feb 08, 2017

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Market Trends

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



Comparative Analysis

JANUARY

2016	2017
266,599	275,464
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">3.33%</div>	

YEAR TO DATE (YTD)

Jan 2016	Jan 2017
266,599	275,464
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">3.33%</div>	

12 MONTH COMPARATIVE

Feb 15 - Jan 16	Feb 16 - Jan 17
278,798	271,452
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> <div style="color: red; font-weight: bold;">-2.63%</div>	