



February 2017

Area Delimited by Zipcode 73044 - Residential Property Type

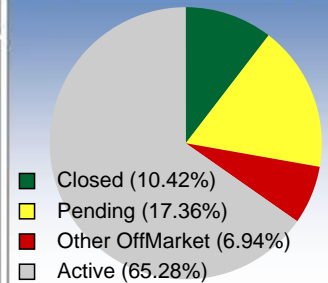


Absorption: Last 12 months, an Average of **30** Sales/Month

Active Inventory as of February 28, 2017 = **94**

	FEBRUARY		
	2016	2017	+/- %
Closed Listings	13	15	15.38%
Pending Listings	23	25	8.70%
New Listings	41	32	-21.95%
Median List Price	175,000	139,900	-20.06%
Median Sale Price	175,000	136,000	-22.29%
Median Percent of List Price to Selling Price	100.00%	98.97%	-1.03%
Median Days on Market to Sale	55.00	39.00	-29.09%
End of Month Inventory	138	94	-31.88%
Months Supply of Inventory	4.79	3.18	-33.61%

Market Activity



Monthly Inventory Analysis

Report Produced on: Mar 09, 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 February 2017 decreased **31.88%** to 94 existing homes available for sale. Over the last 12 months this area has had an average of 30 closed sales per month. This represents an unsold inventory index of **3.18** 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 **22.29%** in February 2017 to \$136,000 versus the previous year at \$175,000.

Median Days on Market Shortens

The median number of **39.00** days that homes spent on the market before selling decreased by 16.00 days or **29.09%** in February 2017 compared to last year's same month at **55.00** DOM.

Sales Success for February 2017 is Positive

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

There were 32 New Listings in February 2017, down **21.95%** from last year at 41. Furthermore, there were 15 Closed Listings this month versus last year at 13, a **15.38%** increase.

Closed versus Listed trends yielded a **46.9%** ratio, up from previous year's, February 2016, at **31.7%**, a **47.84%** 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

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February 2017

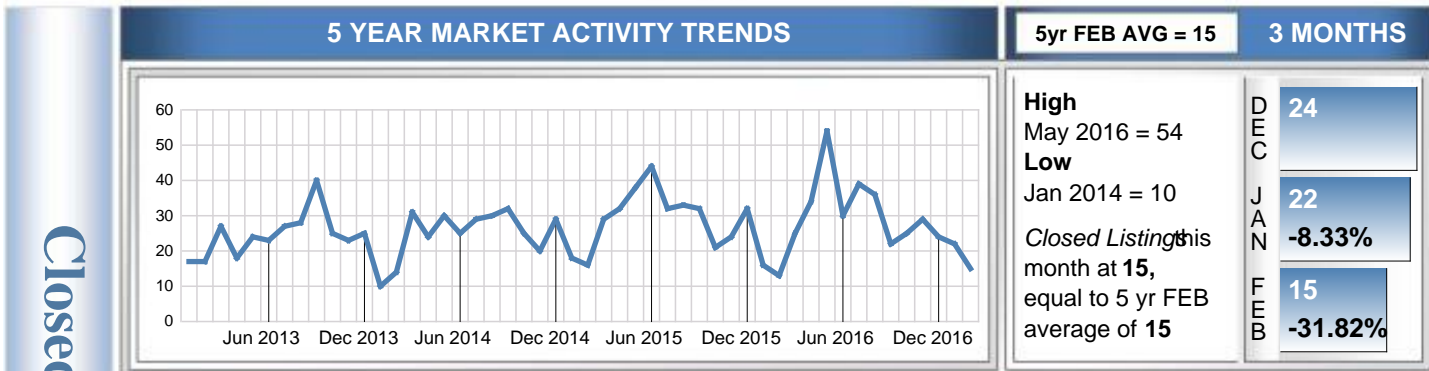
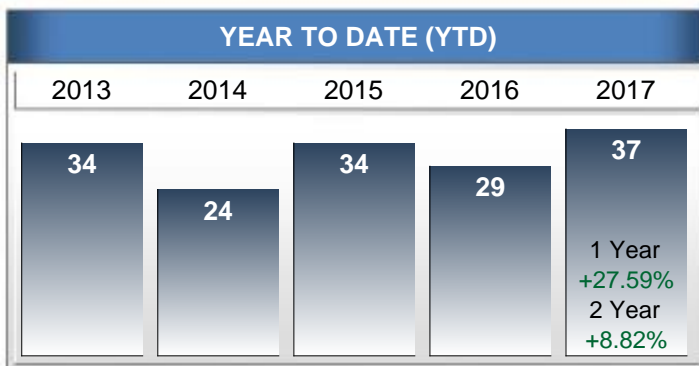
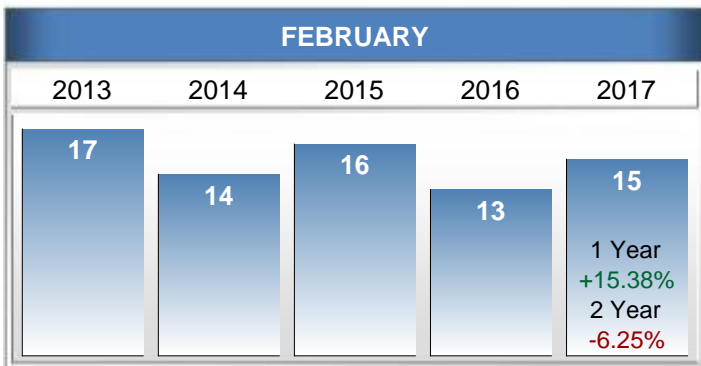
Closed Sales as of Mar 08, 2017



Closed Listings

Report Produced on: Mar 09, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Listings

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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+
\$70,000 and less	1	6.67%	47.0	1	0	0	0
\$70,001 - \$110,000	3	20.00%	18.0	0	2	0	1
\$110,001 - \$120,000	0	0.00%	18.0	0	0	0	0
\$120,001 - \$140,000	5	33.33%	39.0	0	5	0	0
\$140,001 - \$180,000	2	13.33%	101.0	0	1	1	0
\$180,001 - \$200,000	2	13.33%	54.5	0	2	0	0
\$200,001 and up	2	13.33%	12.5	0	1	1	0
Total Closed Units:	15		39.0	1	11	2	1
Total Closed Volume:	2,130,500			69.90K	1.60M	383.40K	75.00K
Median Closed Price:	\$136,000			\$69,900	\$136,000	\$191,700	\$75,000



Monthly Inventory Analysis

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February 2017

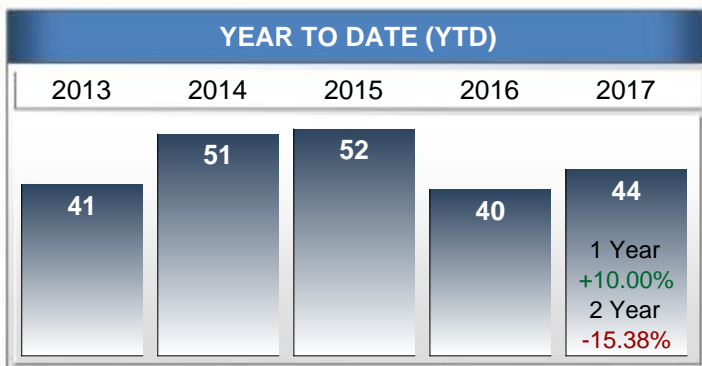
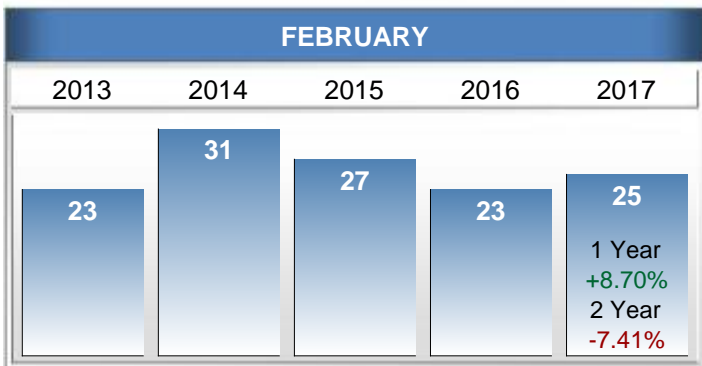
Pending Listings as of Mar 08, 2017



Pending Listings

Report Produced on: Mar 09, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



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



5yr FEB AVG = 26 **3 MONTHS**

High
Apr 2016 = 53

Low
Dec 2013 = 9

Pending Listing this month at **25**, below the 5 yr FEB average of **26**

DEC	21
JAN	19
FEB	25

-9.52% (change from Jan)

31.58% (change from Feb)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	2	8.00%	58.0	1	1	0	0
\$50,001 - \$75,000	2	8.00%	181.0	0	2	0	0
\$75,001 - \$125,000	5	20.00%	15.0	0	5	0	0
\$125,001 - \$175,000	6	24.00%	39.0	0	5	1	0
\$175,001 - \$200,000	2	8.00%	72.5	0	2	0	0
\$200,001 - \$275,000	5	20.00%	140.0	0	4	1	0
\$275,001 and up	3	12.00%	4.0	0	0	2	1
Total Pending Units:	25		43.0	1	19	4	1
Total Pending Volume:	4,084,250			39.90K	2.76M	932.55K	350.00K
Median Listing Price:	\$165,000			\$39,900	\$162,500	\$253,825	\$350,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

February 2017

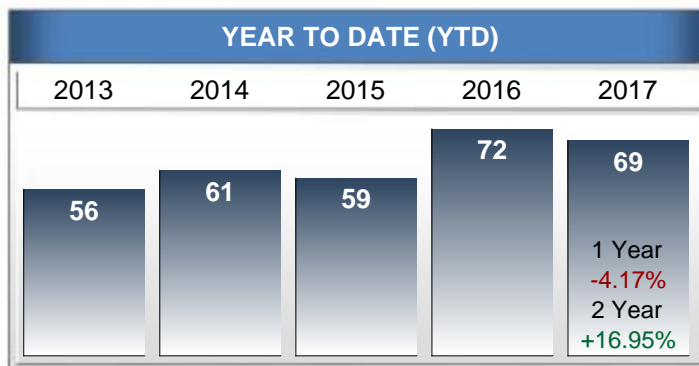
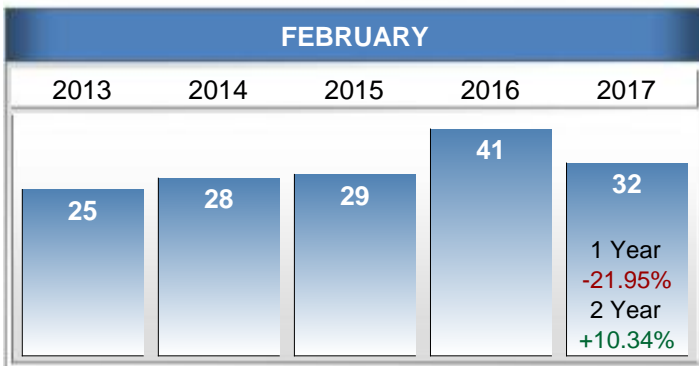
New Listings as of Mar 08, 2017



New Listings

Report Produced on: Mar 09, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



New Listings
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Contact an experienced REALTOR



5yr FEB AVG = 31	3 MONTHS								
High Mar 2016 = 62 Low Nov 2013 = 17 <i>New Listings</i> this month at 32 , above the 5 yr FEB average of 31	<table border="1"> <tr> <td>D E C</td> <td>29</td> </tr> <tr> <td>J A N</td> <td>37</td> </tr> <tr> <td>F E B</td> <td>32</td> </tr> <tr> <td></td> <td>-13.51%</td> </tr> </table>	D E C	29	J A N	37	F E B	32		-13.51%
D E C	29								
J A N	37								
F E B	32								
	-13.51%								

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	2	6.25%	1	0	1	0
\$50,001 - \$100,000	5	15.63%	4	1	0	0
\$100,001 - \$125,000	2	6.25%	0	2	0	0
\$125,001 - \$200,000	11	34.38%	0	10	0	1
\$200,001 - \$250,000	4	12.50%	0	2	2	0
\$250,001 - \$300,000	3	9.38%	0	2	1	0
\$300,001 and up	5	15.63%	0	0	3	2
Total New Listed Units:			5	17	7	3
Total New Listed Volume:			325.60K	2.90M	1.71M	794.50K
Median New Listed Listing Price:			\$60,000	\$158,000	\$265,000	\$305,500



Monthly Inventory Analysis

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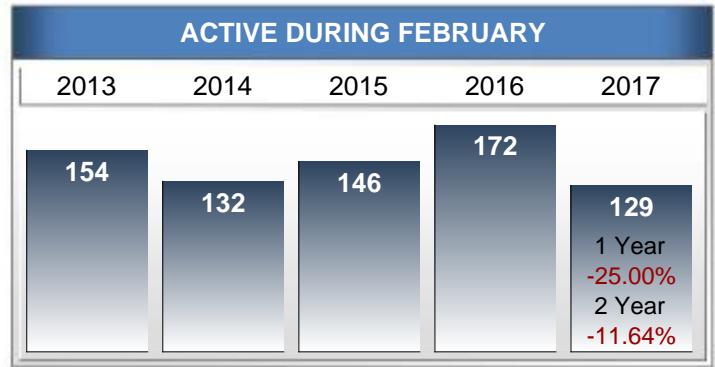
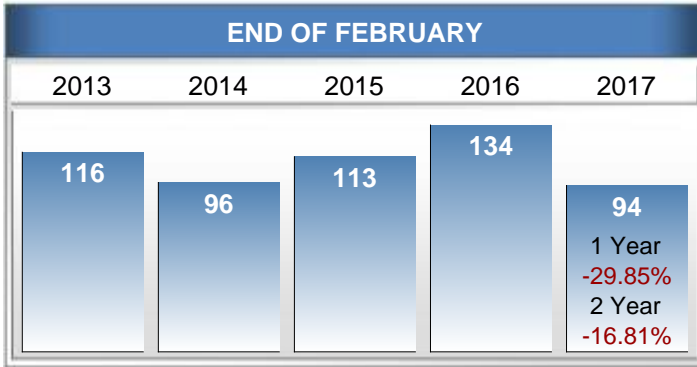
Active Inventory as of Mar 08, 2017



Active Inventory

Report Produced on: Mar 09, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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



5yr FEB AVG = 111 **3 MONTHS**

High
Oct 2015 = 155

Low
Mar 2014 = 92

Inventory this month at **94**, below the 5 yr FEB average of **111**

DEC	94
JAN	97
FEB	94

3.19% (JAN vs FEB)
-3.09% (FEB vs FEB)

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	6.38%	96.5	2	3	1	0		
\$50,001 - \$100,000	14	14.89%	116.0	9	4	1	0		
\$100,001 - \$150,000	14	14.89%	58.0	1	10	1	2		
\$150,001 - \$225,000	25	26.60%	49.0	1	18	5	1		
\$225,001 - \$250,000	8	8.51%	79.5	0	3	4	1		
\$250,001 - \$300,000	13	13.83%	52.0	1	7	4	1		
\$300,001 and up	14	14.89%	77.0	1	1	8	4		
Total Active Inventory by Units:				94	58.5	15	46	24	9
Total Active Inventory by Volume:				19,045,636		1.69M	8.49M	6.30M	2.57M
Median Active Inventory Listing Price:				\$197,950		\$76,500	\$168,500	\$254,600	\$278,000



Monthly Inventory Analysis

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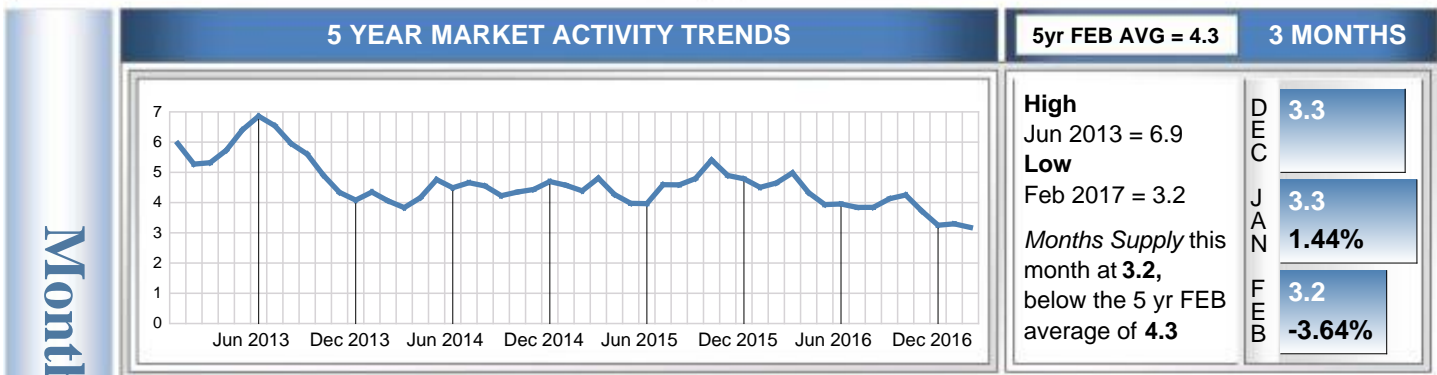
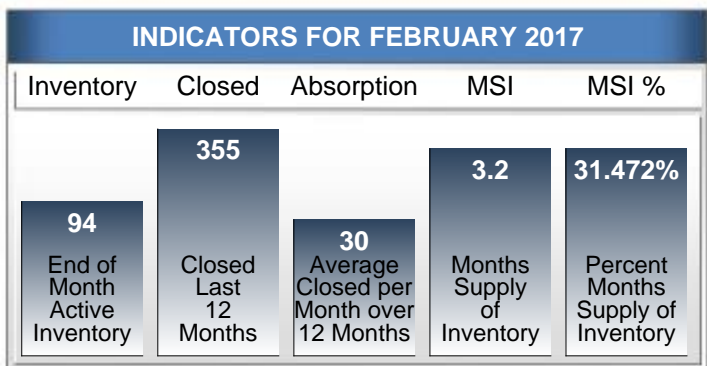
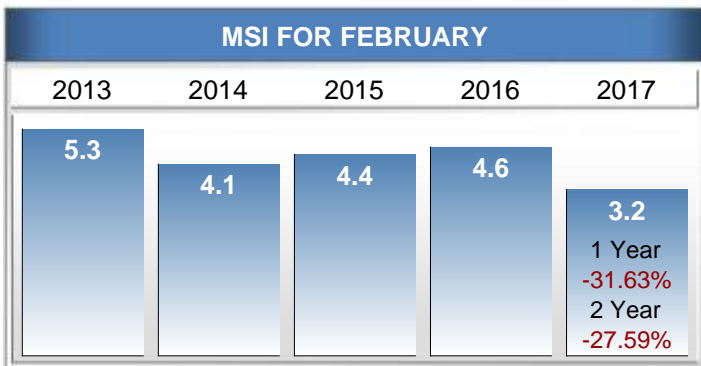
Active Inventory as of Mar 08, 2017



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		6.38%	1.9	1.8	1.9	2.4	0.0
\$50,001 - \$100,000	14		14.89%	3.4	6.0	1.8	6.0	0.0
\$100,001 - \$150,000	14		14.89%	2.5	1.2	2.4	1.5	0.0
\$150,001 - \$225,000	25		26.60%	2.4	0.0	2.5	1.9	2.0
\$225,001 - \$250,000	8		8.51%	3.3	0.0	1.9	6.0	12.0
\$250,001 - \$300,000	13		13.83%	4.6	0.0	5.6	3.2	3.0
\$300,001 and up	14		14.89%	14.0	0.0	4.0	13.7	24.0
MSI:		3.2			4.3	2.5	3.7	6.8
Total Active Inventory:		94			15	46	24	9



Monthly Inventory Analysis

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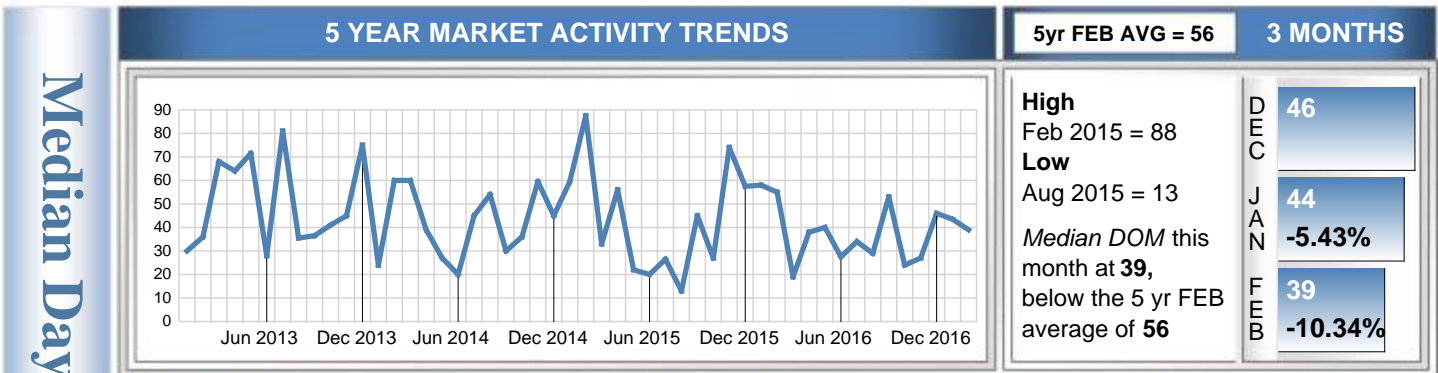
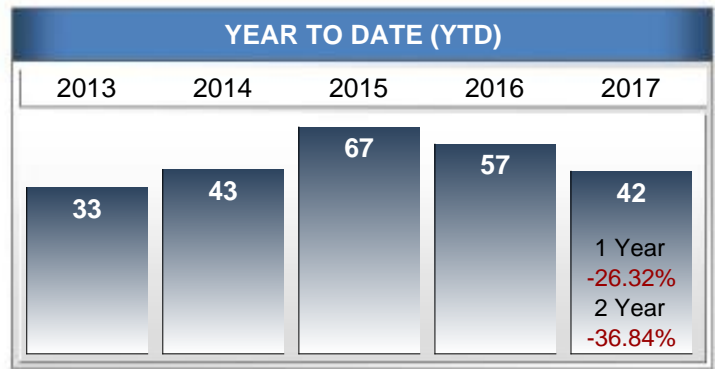
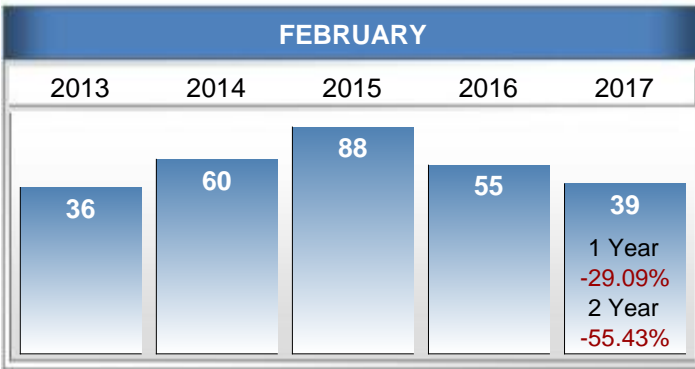
Closed Sales as of Mar 08, 2017



Median Days on Market to Sale

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Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

Ready to Buy or Sell Real Estate?
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+
\$70,000 and less	1		6.67%	47.0	47.0	0.0	0.0	0.0
\$70,001 - \$110,000	3		20.00%	18.0	0.0	10.5	0.0	46.0
\$110,001 - \$120,000	0		0.00%	18.0	0.0	0.0	0.0	0.0
\$120,001 - \$140,000	5		33.33%	39.0	0.0	39.0	0.0	0.0
\$140,001 - \$180,000	2		13.33%	101.0	0.0	154.0	48.0	0.0
\$180,001 - \$200,000	2		13.33%	54.5	0.0	54.5	0.0	0.0
\$200,001 and up	2		13.33%	12.5	0.0	8.0	17.0	0.0
Median Closed DOM:	39.0				47.0	37.0	32.5	46.0
Total Closed Units:	15				1	11	2	1
Total Closed Volume:	2,130,500				69.90K	1.60M	383.40K	75.00K



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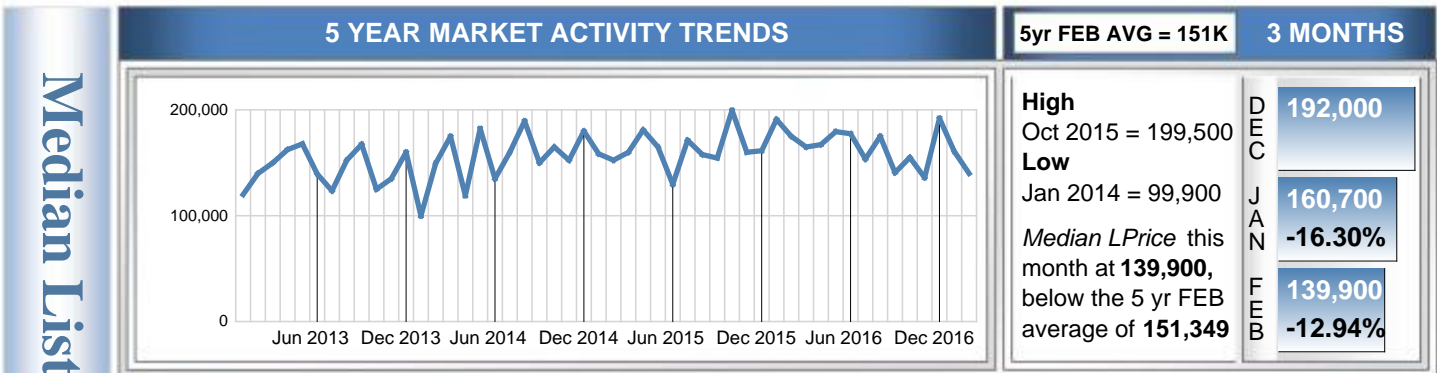
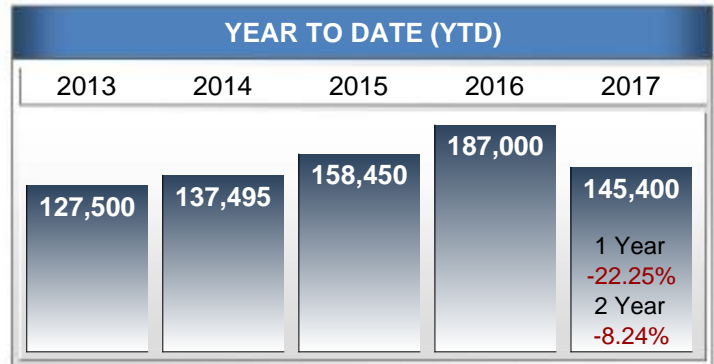
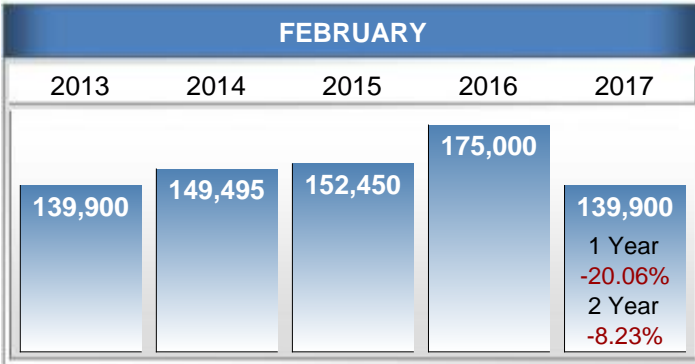
Closed Sales as of Mar 08, 2017



Median List Price at Closing

Report Produced on: Mar 09, 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+
\$70,000 and less	1		6.67%	69,900	69,900	0	0	0
\$70,001 - \$110,000	3		20.00%	95,000	0	97,500	0	90,000
\$110,001 - \$120,000	0		0.00%	95,000	0	0	0	0
\$120,001 - \$140,000	5		33.33%	139,900	0	139,900	0	0
\$140,001 - \$180,000	1		6.67%	145,400	0	145,400	0	0
\$180,001 - \$200,000	3		20.00%	192,500	0	192,450	192,500	0
\$200,001 and up	2		13.33%	210,900	0	214,900	206,900	0
Median List Price:		\$139,900			\$69,900	\$139,900	\$199,700	\$90,000
Total Closed Units:		15			1	11	2	1
Total List Volume:		2,186,600			69.90K	1.63M	399.40K	90.00K



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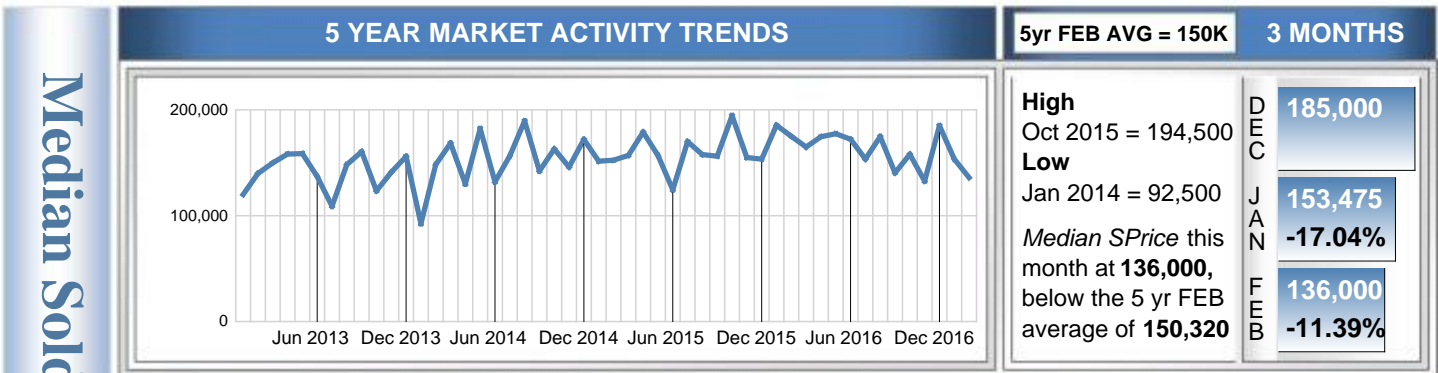
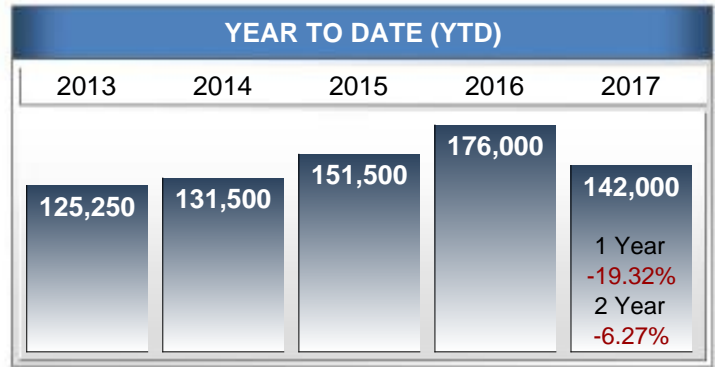
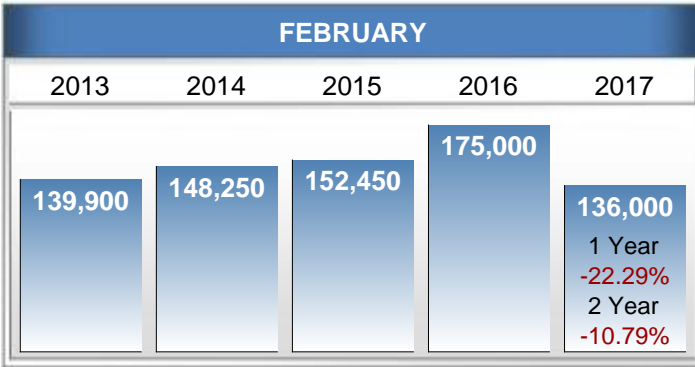
Closed Sales as of Mar 08, 2017



Median Sold Price at Closing

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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+
\$70,000 and less	1	6.67%	69,900	69,900	0	0	0
\$70,001 - \$110,000	3	20.00%	88,000	0	99,000	0	75,000
\$110,001 - \$120,000	0	0.00%	88,000	0	0	0	0
\$120,001 - \$140,000	5	33.33%	132,000	0	132,000	0	0
\$140,001 - \$180,000	2	13.33%	160,450	0	144,400	176,500	0
\$180,001 - \$200,000	2	13.33%	190,000	0	190,000	0	0
\$200,001 and up	2	13.33%	210,900	0	214,900	206,900	0
Median Closed Price:	\$136,000			\$69,900	\$136,000	\$191,700	\$75,000
Total Closed Units:	15			1	11	2	1
Total Closed Volume:	2,130,500			69.90K	1.60M	383.40K	75.00K



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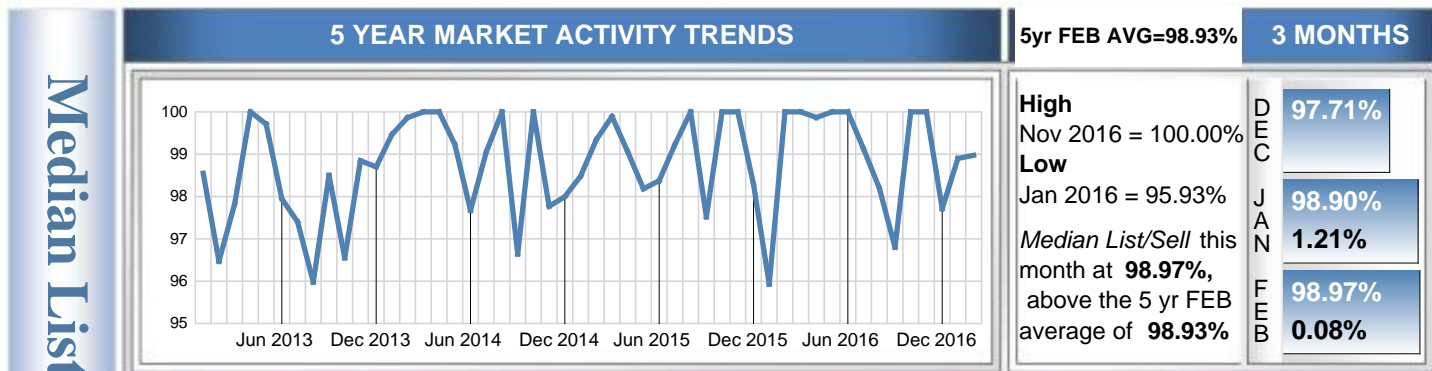
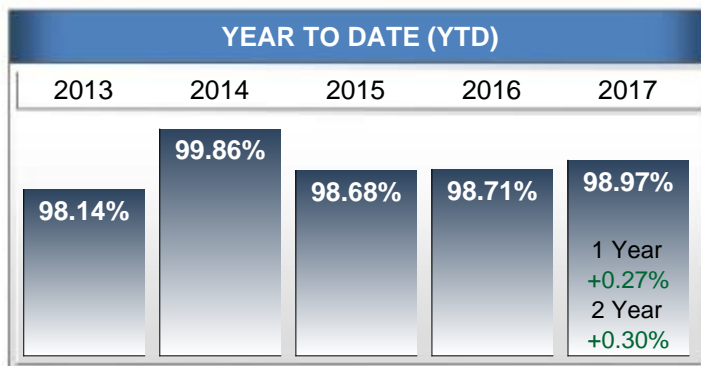
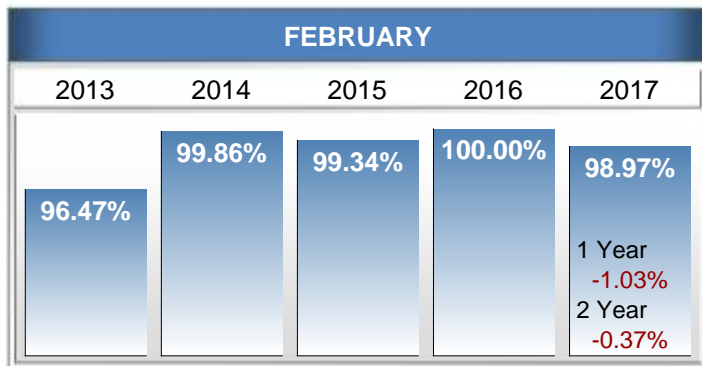
Closed Sales as of Mar 08, 2017



Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



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+
\$70,000 and less	1	6.67%	100.00%	100.00%	0.00%	0.00%	0.00%
\$70,001 - \$110,000	3	20.00%	92.63%	0.00%	101.32%	0.00%	83.33%
\$110,001 - \$120,000	0	0.00%	92.63%	0.00%	0.00%	0.00%	0.00%
\$120,001 - \$140,000	5	33.33%	97.21%	0.00%	97.21%	0.00%	0.00%
\$140,001 - \$180,000	2	13.33%	95.50%	0.00%	99.31%	91.69%	0.00%
\$180,001 - \$200,000	2	13.33%	98.72%	0.00%	98.72%	0.00%	0.00%
\$200,001 and up	2	13.33%	100.00%	0.00%	100.00%	100.00%	0.00%
Median List/Sell Ratio:	98.97%			100.00%	98.97%	95.84%	83.33%
Total Closed Units:	15			1	11	2	1
Total Closed Volume:	2,130,500			69.90K	1.60M	383.40K	75.00K



Monthly Inventory Analysis

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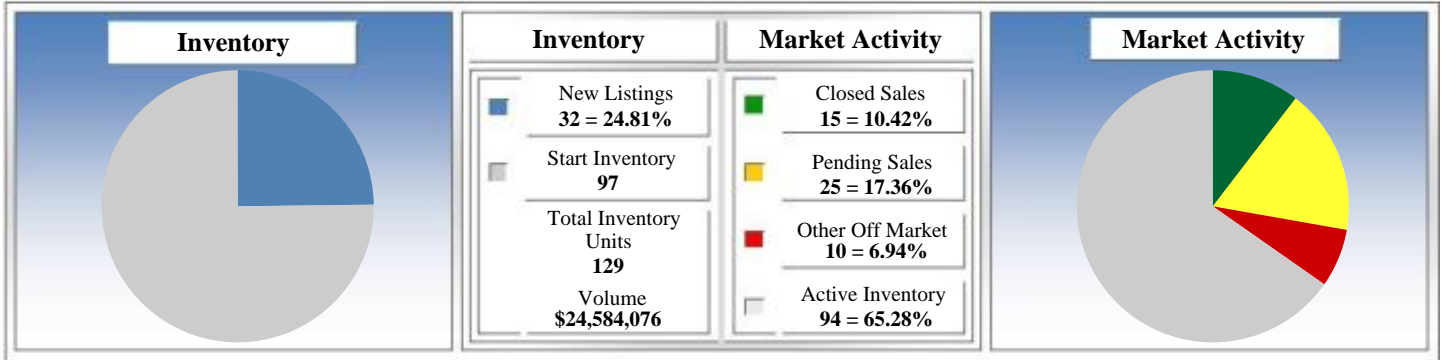
Inventory as of Mar 08, 2017



Market Summary

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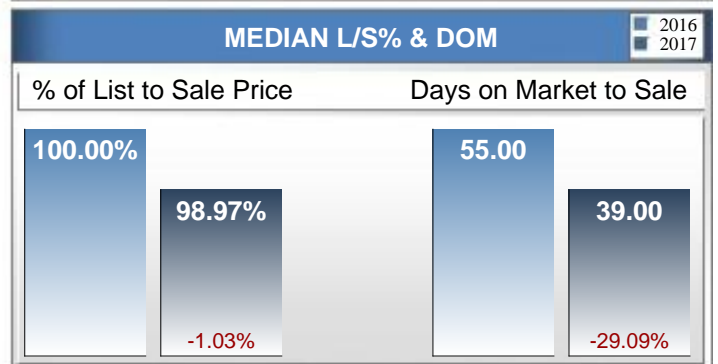
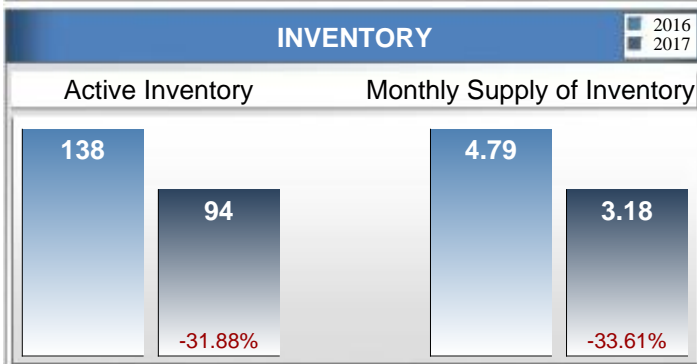
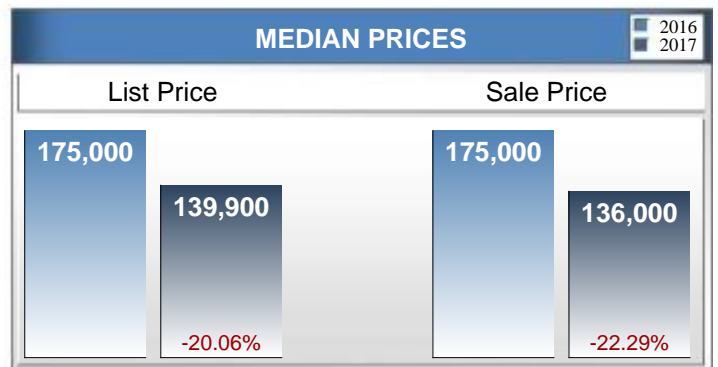
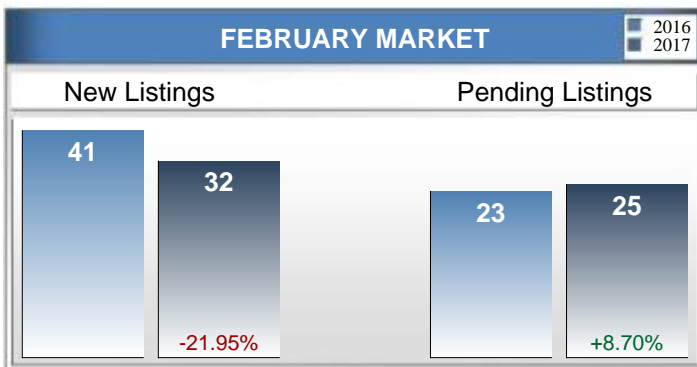
Area Delimited by Zipcode 73044 - Residential Property Type



Absorption: Last 12 months, an Average of 30 Sales/Month

Active Inventory as of February 28, 2017 = 94

	FEBRUARY			Year To Date		
	2016	2017	+/-%	2016	2017	+/-%
Closed Sales	13	15	15.38%	29	37	27.59%
Pending Sales	23	25	8.70%	40	44	10.00%
New Listings	41	32	-21.95%	72	69	-4.17%
Median List Price	175,000	139,900	-20.06%	187,000	145,400	-22.25%
Median Sale Price	175,000	136,000	-22.29%	176,000	142,000	-19.32%
Median Percent of List Price to Selling Price	100.00%	98.97%	-1.03%	98.71%	98.97%	0.27%
Median Days on Market to Sale	55.00	39.00	-29.09%	57.00	42.00	-26.32%
Monthly Inventory	138	94	-31.88%	138	94	-31.88%
Months Supply of Inventory	4.79	3.18	-33.61%	4.79	3.18	-33.61%





February 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Units

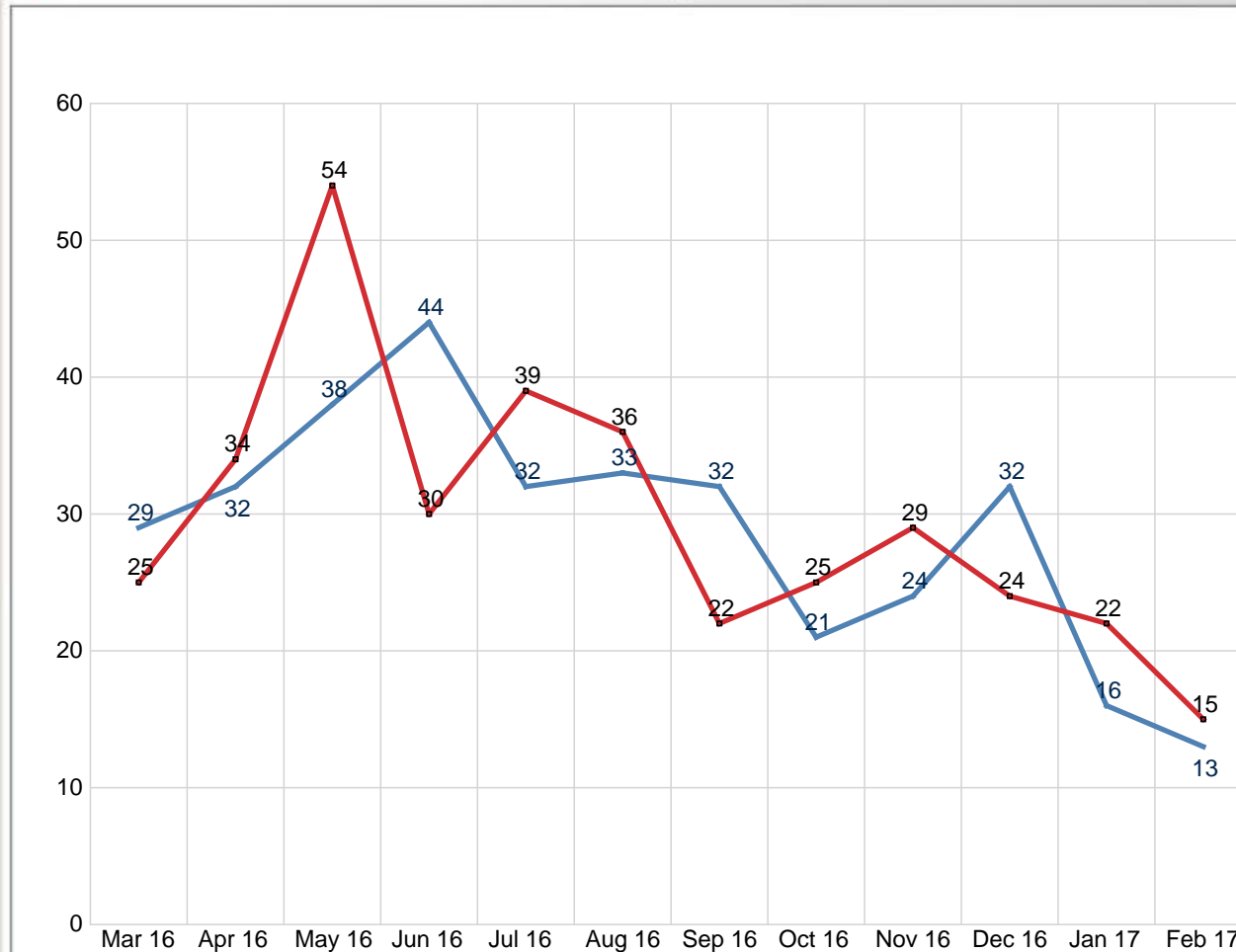
Report Produced on: Mar 09, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

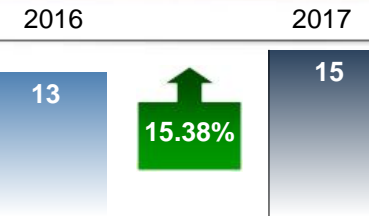
Ready to Buy or Sell Real Estate?
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■ March 2016 - February 2017 (Current Year with Values)
 ■ March 2015 - February 2016 (Previous Year)

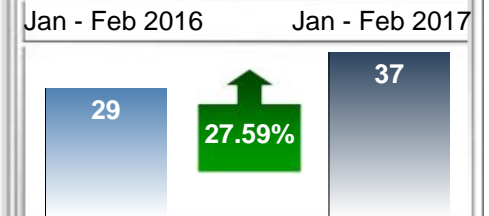


Comparative Analysis

FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Volume

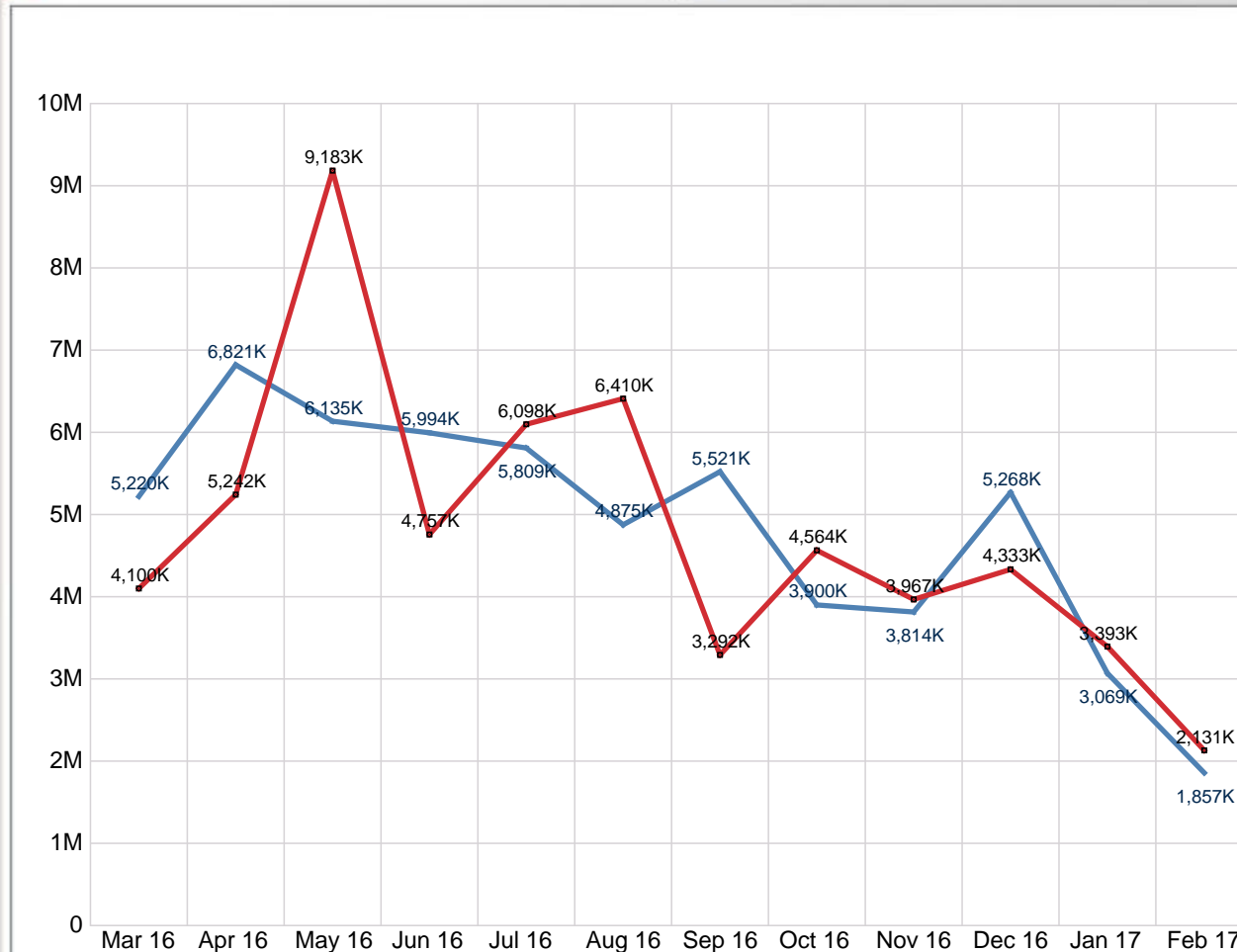
Report Produced on: Mar 09, 2017

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Market Trends

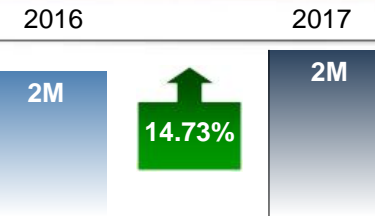
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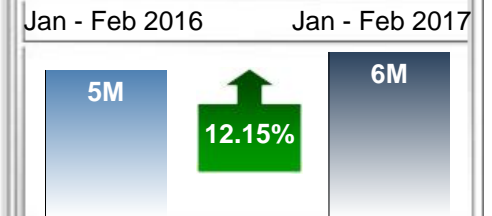


Comparative Analysis

FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Days on Market

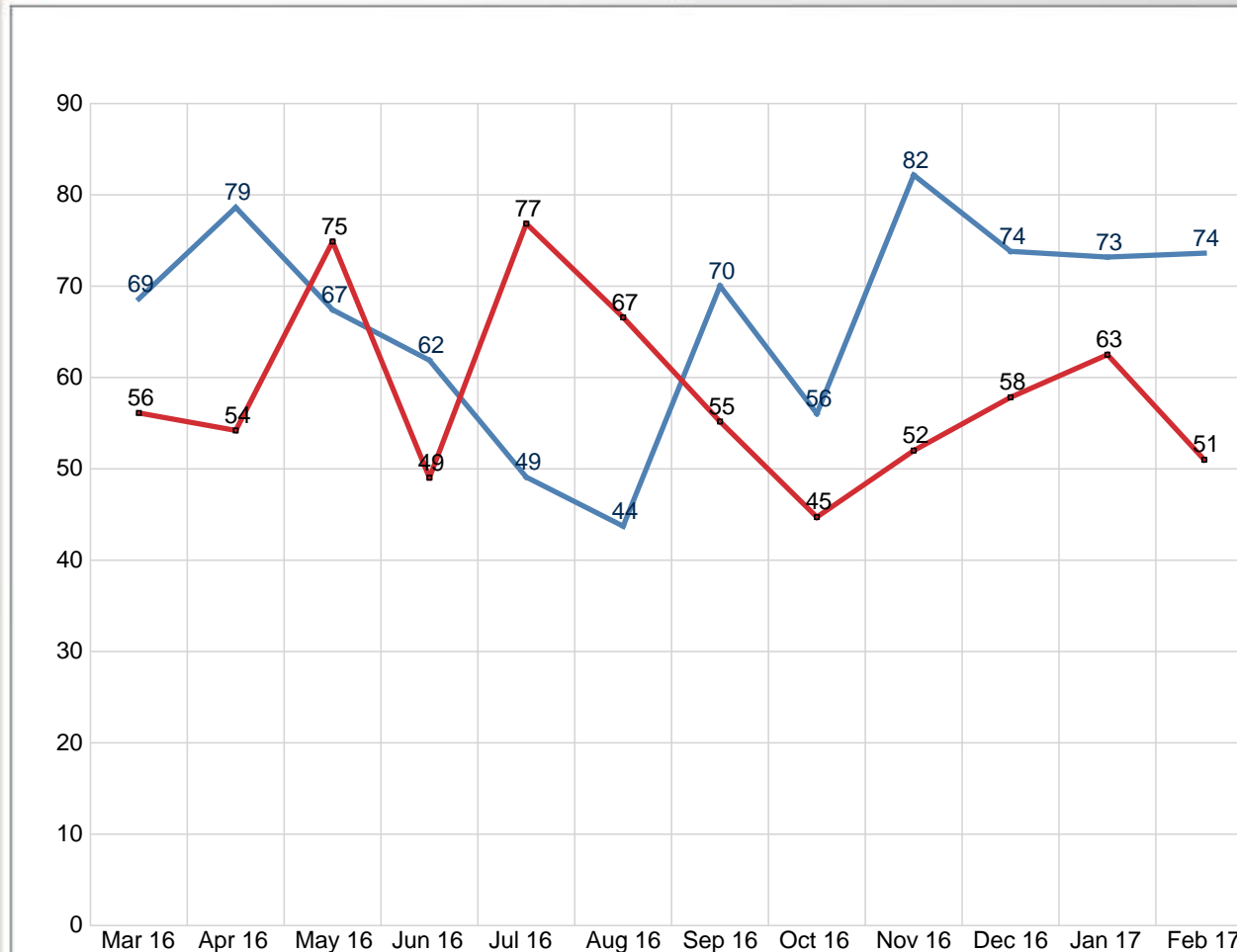
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Mar 09, 2017

Market Trends

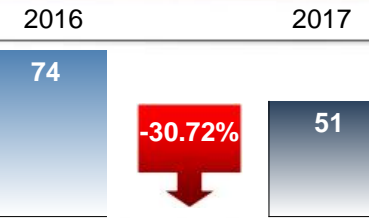
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■ March 2016 - February 2017 (Current Year with Values)
 ■ March 2015 - February 2016 (Previous Year)



Comparative Analysis

FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

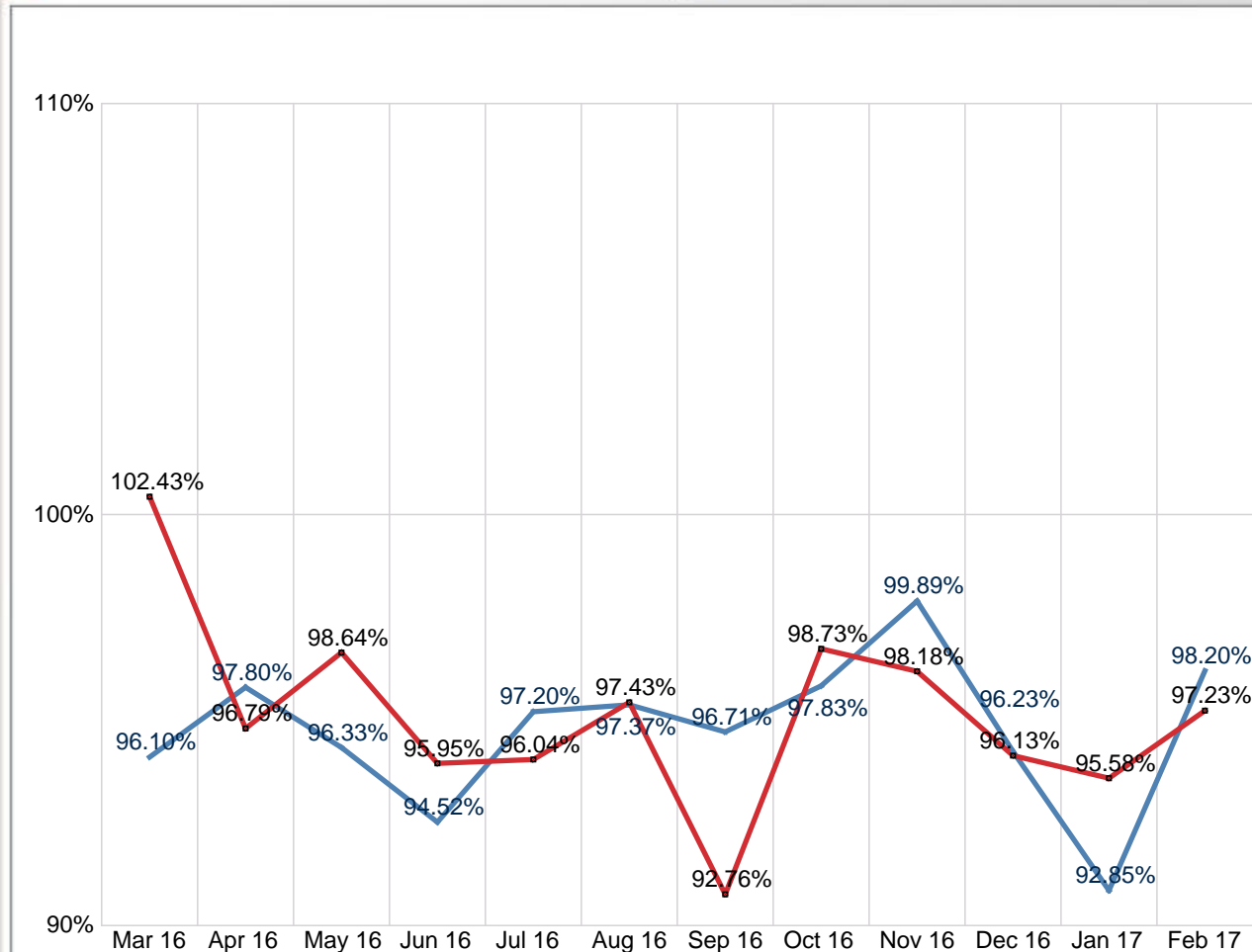
Report Produced on: Mar 09, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



Comparative Analysis

FEBRUARY

2016	2017
98.20%	97.23%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.99%</div> 	

YEAR TO DATE (YTD)

Jan - Feb 2016	Jan - Feb 2017
95.25%	96.25%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">1.05%</div> 	

12 MONTH COMPARATIVE

Mar 15 - Feb 16	Mar 16 - Feb 17
96.67%	97.28%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.63%</div> 	



February 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Sales by Average Sold Price

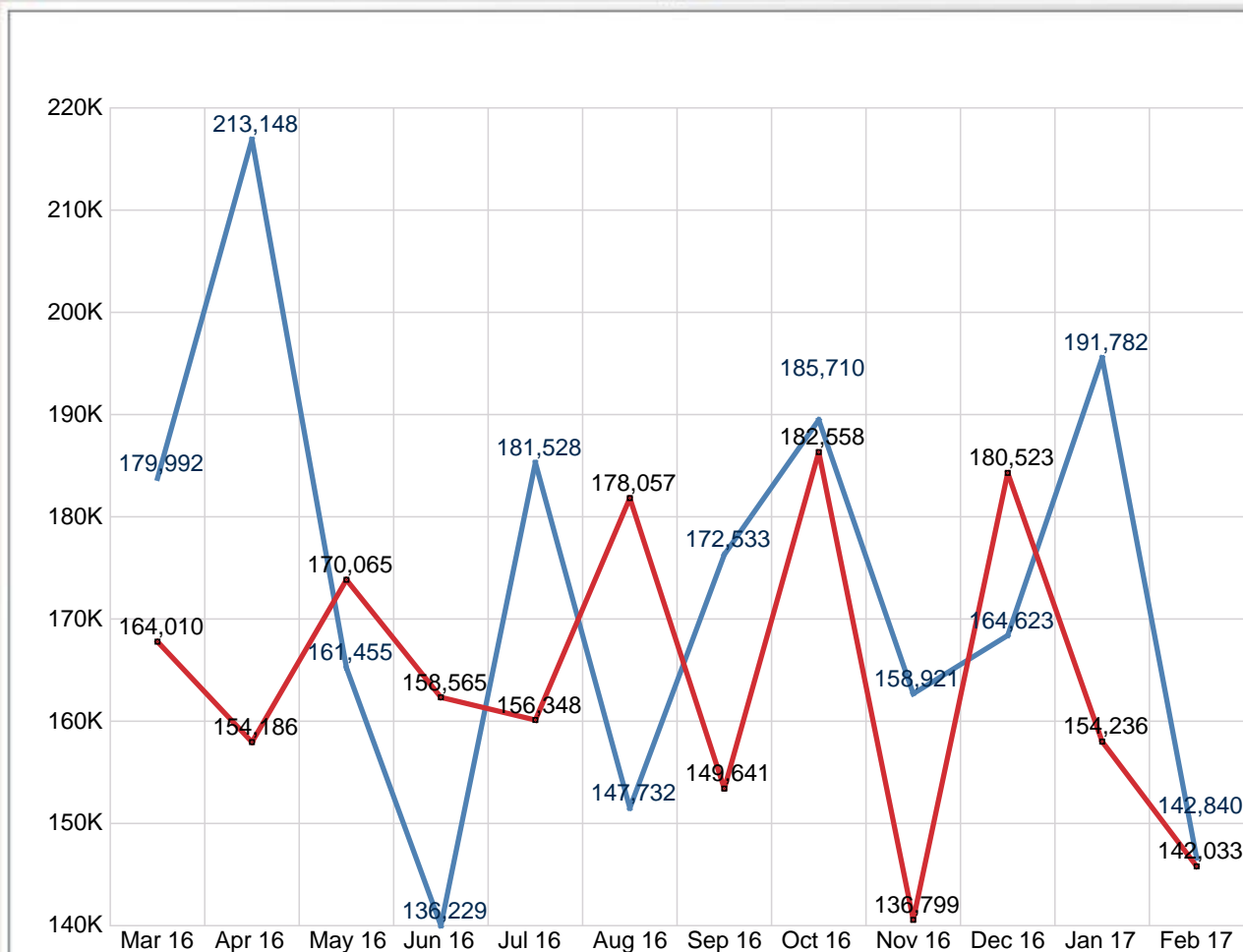
Report Produced on: Mar 09, 2017

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Market Trends

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



Comparative Analysis

FEBRUARY

2016	2017
142,840	142,033
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.56%</div> 	

YEAR TO DATE (YTD)

Jan - Feb 2016	Jan - Feb 2017
169,843	149,289
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-12.10%</div> 	

12 MONTH COMPARATIVE

Mar 15 - Feb 16	Mar 16 - Feb 17
168,446	161,888
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.89%</div> 	