



February 2017

Area Delimited by City Of Edmond -
Residential Property Type

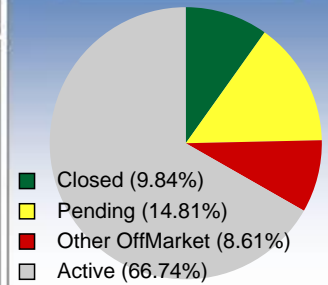


Absorption: Last 12 months, an Average of **319** Sales/Month

Active Inventory as of February 28, 2017 = **1,465**

	FEBRUARY		
	2016	2017	+/- %
Closed Listings	172	216	25.58%
Pending Listings	285	325	14.04%
New Listings	511	513	0.39%
Median List Price	230,950	232,200	0.54%
Median Sale Price	228,450	225,000	-1.51%
Median Percent of List Price to Selling Price	99.61%	98.58%	-1.03%
Median Days on Market to Sale	40.00	50.00	25.00%
End of Month Inventory	1,446	1,465	1.31%
Months Supply of Inventory	4.33	4.60	6.16%

Market Activity



Report Produced on: Mar 09, 2017

Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2017 rose **1.31%** to 1,465 existing homes available for sale. Over the last 12 months this area has had an average of 319 closed sales per month. This represents an unsold inventory index of **4.60** 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 **1.51%** in February 2017 to \$225,000 versus the previous year at \$228,450.

Median Days on Market Lengthens

The median number of **50.00** days that homes spent on the market before selling increased by 10.00 days or **25.00%** in February 2017 compared to last year's same month at **40.00** DOM.

Sales Success for February 2017 is Positive

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

There were 513 New Listings in February 2017, up **0.39%** from last year at 511. Furthermore, there were 216 Closed Listings this month versus last year at 172, a **25.58%** increase.

Closed versus Listed trends yielded a **42.1%** ratio, up from previous year's, February 2016, at **33.7%**, a **25.09%** upswing. 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



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February 2017

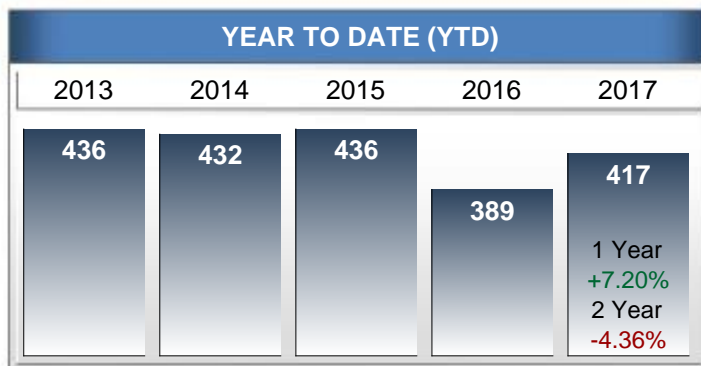
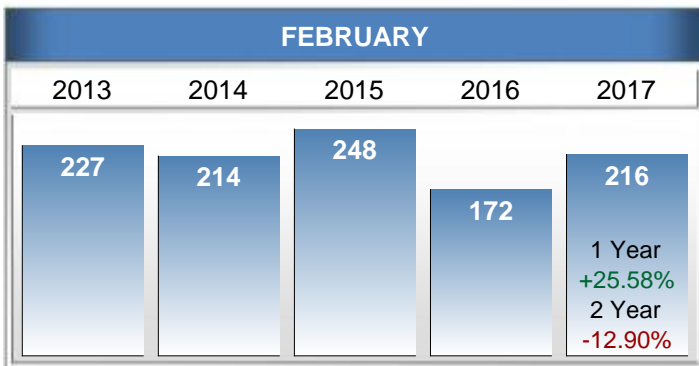
Closed Sales as of Mar 08, 2017



Closed Listings

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Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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5yr FEB AVG = 215 **3 MONTHS**

High
Jun 2015 = 464

Low
Jan 2015 = 188

Closed Listings this month at **216**, above the 5 yr FEB average of **215**

DEC	278
JAN	201
FEB	216

-27.70% (JAN vs FEB)
7.46% (FEB vs 5yr AVG)

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$100,000 and less	5	2.31%	35.0	4	1	0	0
\$100,001 - \$150,000	37	17.13%	20.0	9	26	2	0
\$150,001 - \$175,000	24	11.11%	14.0	0	18	6	0
\$175,001 - \$275,000	69	31.94%	63.0	1	40	26	2
\$275,001 - \$300,000	23	10.65%	61.0	0	10	13	0
\$300,001 - \$400,000	35	16.20%	53.0	2	9	24	0
\$400,001 and up	23	10.65%	79.0	0	1	18	4
Total Closed Units:	216		50.0	16	105	89	6
Total Closed Volume:	54,772,198			2.20M	21.18M	28.90M	2.49M
Median Closed Price:	\$225,000			\$106,600	\$184,000	\$298,000	\$457,925



Monthly Inventory Analysis

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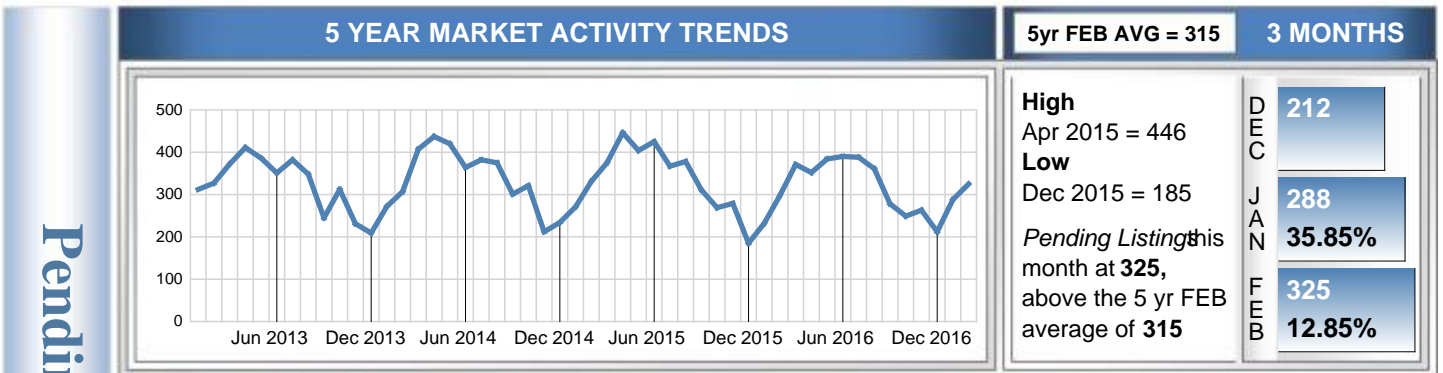
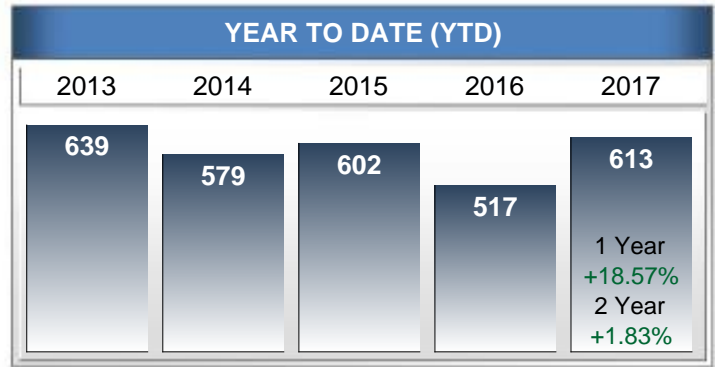
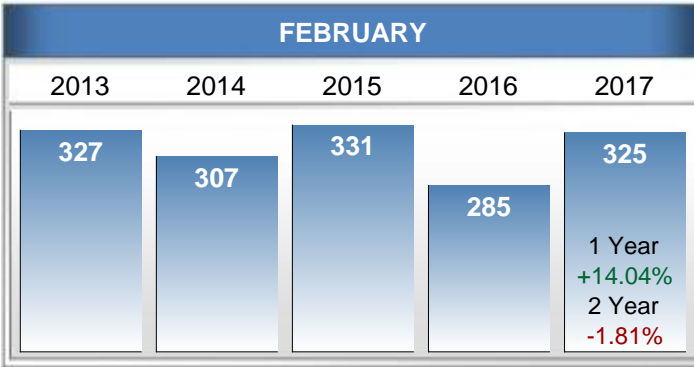
Pending Listings as of Mar 08, 2017



Pending Listings

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Pending Listings

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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	22	6.77%	3.5	7	15	0	0
\$125,001 - \$150,000	26	8.00%	17.0	3	21	2	0
\$150,001 - \$175,000	43	13.23%	37.0	2	36	5	0
\$175,001 - \$250,000	89	27.38%	36.0	1	56	32	0
\$250,001 - \$325,000	67	20.62%	58.0	0	26	37	4
\$325,001 - \$400,000	44	13.54%	61.5	1	7	31	5
\$400,001 and up	34	10.46%	41.5	0	4	24	6
Total Pending Units: 325				14	165	131	15
Total Pending Volume: 85,059,282				1.97M	33.82M	43.07M	6.20M
Median Listing Price: \$239,000				\$126,200	\$184,900	\$299,900	\$369,500



Monthly Inventory Analysis

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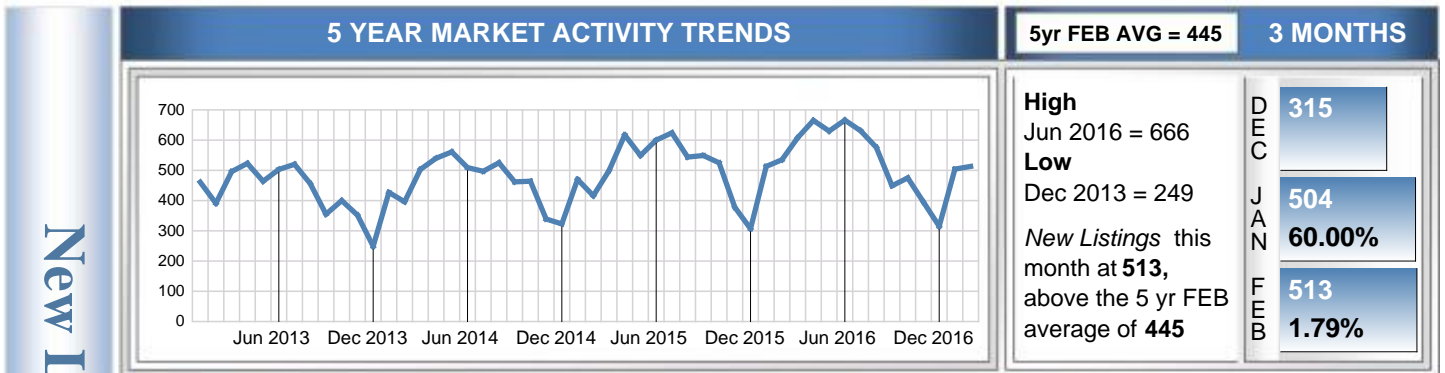
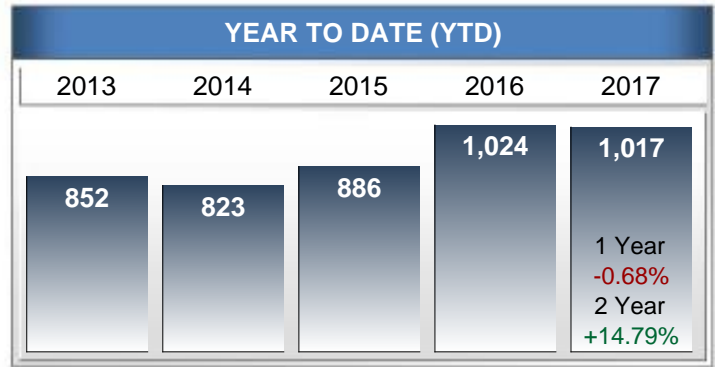
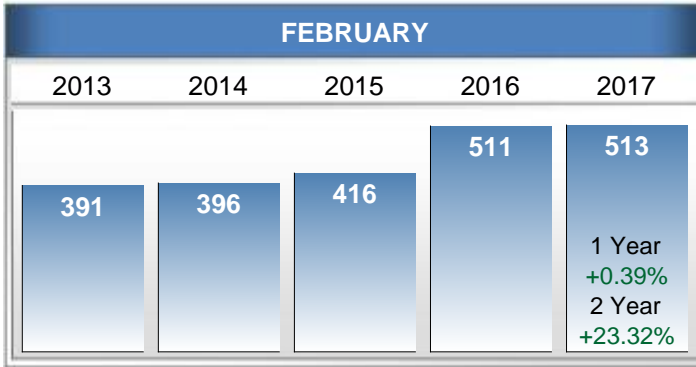
New Listings as of Mar 08, 2017



New Listings

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Area Delimited by City Of Edmond - Residential Property Type



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$150,000 and less	56	10.92%	13	42	0	1
\$150,001 - \$175,000	37	7.21%	1	33	3	0
\$175,001 - \$225,000	78	15.20%	0	55	23	0
\$225,001 - \$325,000	140	27.29%	1	65	72	2
\$325,001 - \$400,000	79	15.40%	2	27	42	8
\$400,001 - \$575,000	69	13.45%	0	12	47	10
\$575,001 and up	54	10.53%	1	2	23	28
Total New Listed Units:			18	236	210	49
Total New Listed Volume:			3.69M	56.76M	80.42M	35.69M
Median New Listed Listing Price:			\$135,000	\$211,000	\$332,250	\$625,000

New Listings

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Monthly Inventory Analysis

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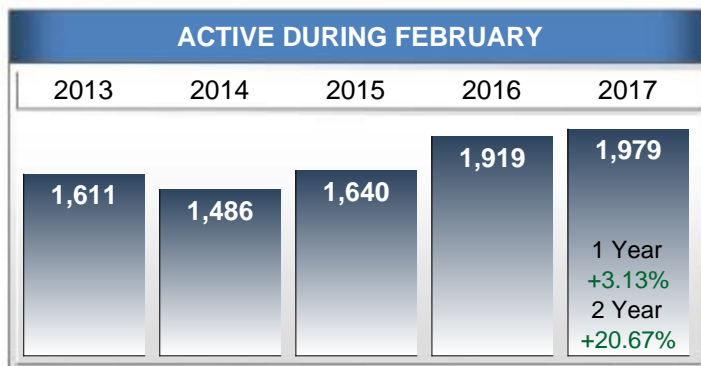
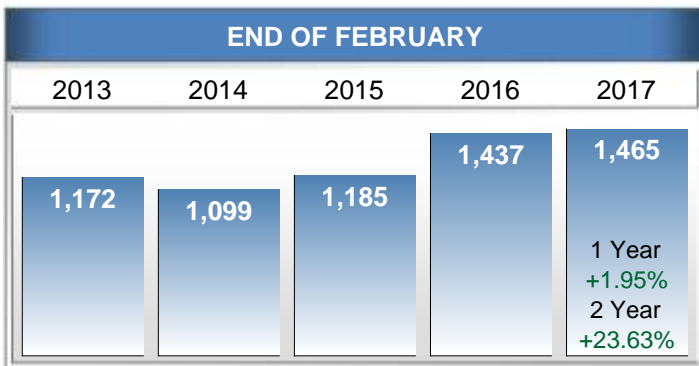
Active Inventory as of Mar 08, 2017



Active Inventory

Report Produced on: Mar 09, 2017

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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



5yr FEB AVG = 1,272 **3 MONTHS**

High
Jul 2016 = 1,755

Low
Dec 2013 = 1,064

Inventory this month at **1,465**, above the 5 yr FEB average of **1,272**

D E C	1,458
J A N	1,466
F E B	1,465
	0.55%
	-0.07%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$175,000 and less	142	9.69%	44.5	19	111	11	1
\$175,001 - \$200,000	102	6.96%	53.5	2	71	29	0
\$200,001 - \$250,000	231	15.77%	61.0	4	139	85	3
\$250,001 - \$350,000	420	28.67%	75.5	5	181	218	16
\$350,001 - \$450,000	234	15.97%	65.0	7	70	142	15
\$450,001 - \$625,000	173	11.81%	77.0	4	26	114	29
\$625,001 and up	163	11.13%	89.0	2	15	76	70
Total Active Inventory by Units:				43	613	675	134
Total Active Inventory by Volume:				11.95M	178.26M	282.86M	102.92M
Median Active Inventory Listing Price:				\$204,892	\$245,000	\$349,900	\$639,850



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

February 2017

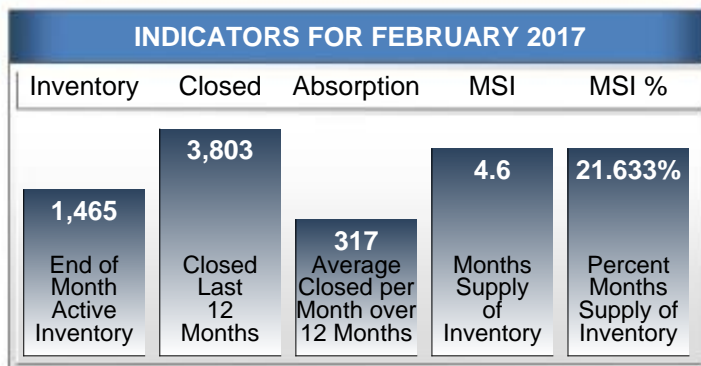
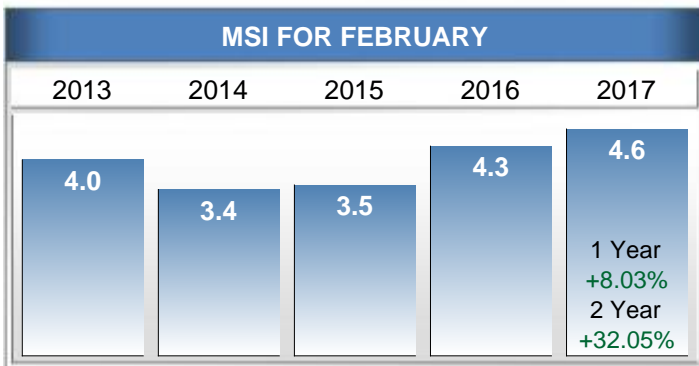
Active Inventory as of Mar 08, 2017



Months Supply of Inventory

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



5yr FEB AVG = 4.0 **3 MONTHS**

High
Jul 2016 = 5.5

Low
Dec 2013 = 3.3

Months Supply this month at **4.6**, above the 5 yr FEB average of **4.0**

D E C	4.6
J A N	4.7
F E B	4.6
0.97%	
-0.65%	

MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$175,000 and less	142		9.69%	1.7	2.2	1.6	1.4	4.0
\$175,001 - \$200,000	102		6.96%	2.8	4.8	2.7	2.9	0.0
\$200,001 - \$250,000	231		15.77%	4.1	2.3	5.2	3.2	6.0
\$250,001 - \$350,000	420		28.67%	5.6	3.5	6.8	5.0	5.3
\$350,001 - \$450,000	234		15.97%	6.6	21.0	8.8	5.9	4.9
\$450,001 - \$625,000	173		11.81%	9.0	16.0	13.6	8.6	7.7
\$625,001 and up	163		11.13%	17.9	0.0	25.7	14.3	22.1
MSI:				4.6	3.3	3.9	5.1	9.6
Total Active Inventory:				1,465	43	613	675	134



Monthly Inventory Analysis

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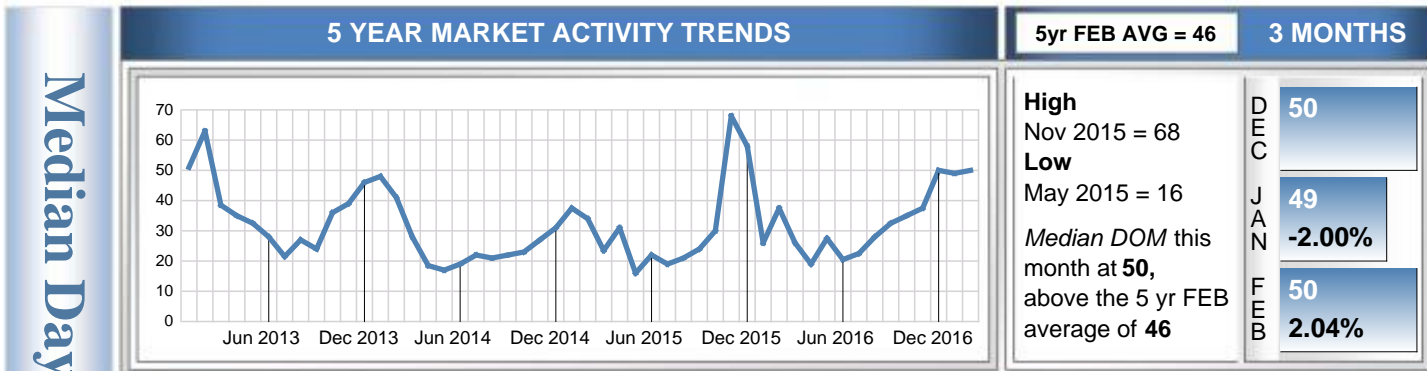
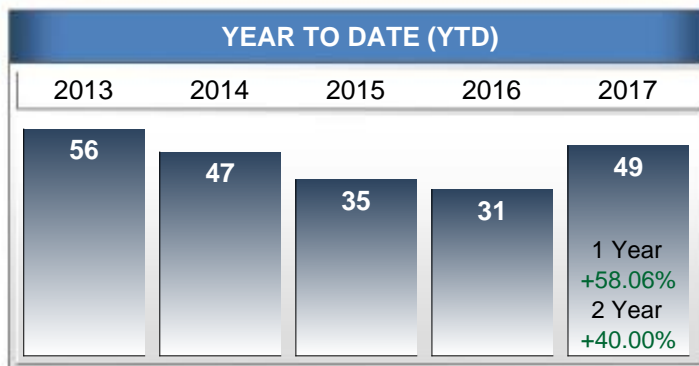
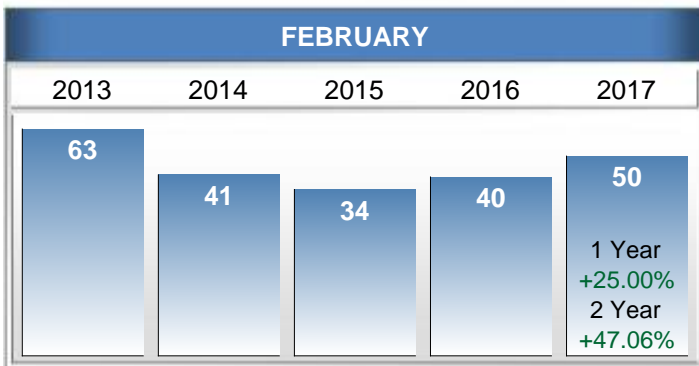
Closed Sales as of Mar 08, 2017



Median Days on Market to Sale

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Area Delimited by City Of Edmond - Residential Property Type



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+
\$100,000 and less	5	2.31%	35.0	63.5	13.0	0.0	0.0
\$100,001 \$150,000	37	17.13%	20.0	18.0	22.0	10.0	0.0
\$150,001 \$175,000	24	11.11%	14.0	0.0	13.5	34.0	0.0
\$175,001 \$275,000	69	31.94%	63.0	22.0	62.5	66.5	204.0
\$275,001 \$300,000	23	10.65%	61.0	0.0	62.0	46.0	0.0
\$300,001 \$400,000	35	16.20%	53.0	124.5	67.0	46.5	0.0
\$400,001 and up	23	10.65%	79.0	0.0	7.0	82.0	85.5
Median Closed DOM:	50.0			29.5	50.0	50.0	85.5
Total Closed Units:	216			16	105	89	6
Total Closed Volume:	54,772,198			2.20M	21.18M	28.90M	2.49M



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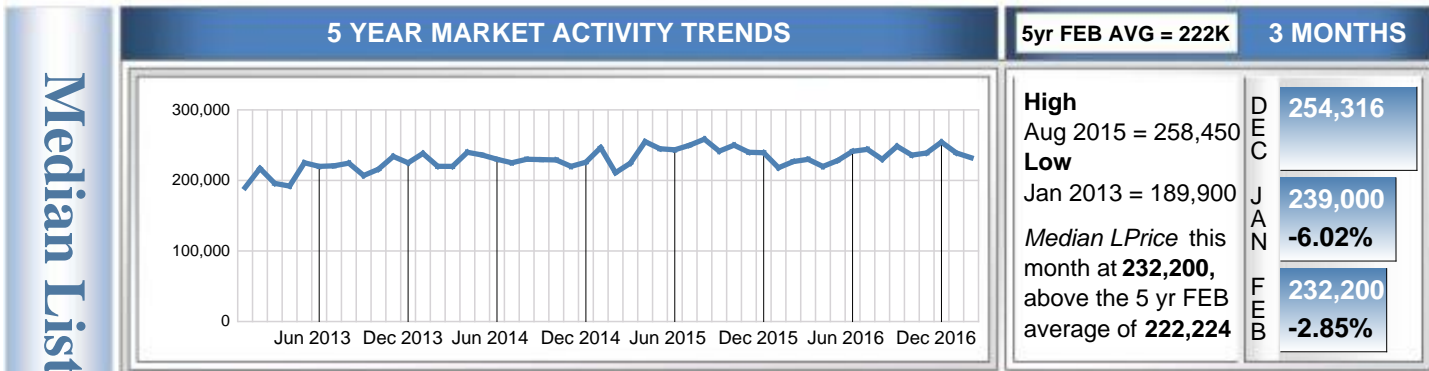
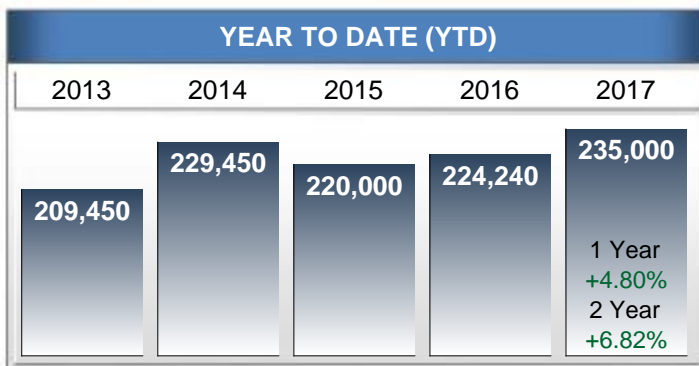
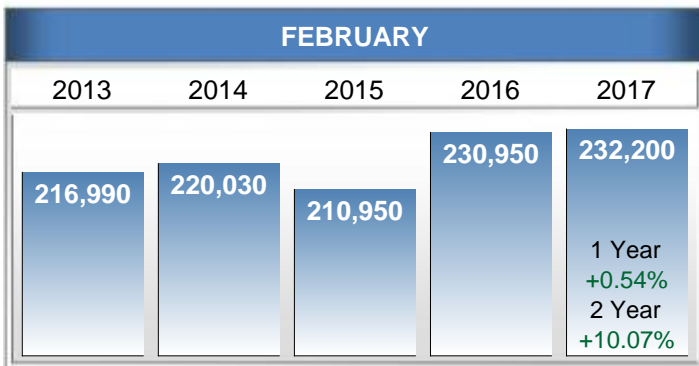
Closed Sales as of Mar 08, 2017



Median List Price at Closing

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Area Delimited by City Of Edmond - Residential Property Type



Median List Price

Ready to Buy or Sell Real Estate?
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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+
\$100,000 and less	4		1.85%	93,700	94,900	85,000	0	0
\$100,001 - \$150,000	35		16.20%	135,000	110,000	139,900	132,150	0
\$150,001 - \$175,000	26		12.04%	162,750	154,900	159,900	167,450	0
\$175,001 - \$275,000	69		31.94%	217,874	200,000	197,700	238,000	259,950
\$275,001 - \$300,000	24		11.11%	299,000	0	299,900	295,000	0
\$300,001 - \$400,000	35		16.20%	339,000	334,950	331,950	339,900	0
\$400,001 and up	23		10.65%	509,950	0	438,524	504,950	524,975
Median List Price:		\$232,200			\$111,500	\$185,000	\$299,900	\$459,925
Total Closed Units:		216			16	105	89	6
Total List Volume:		55,755,018			2.33M	21.54M	29.36M	2.53M



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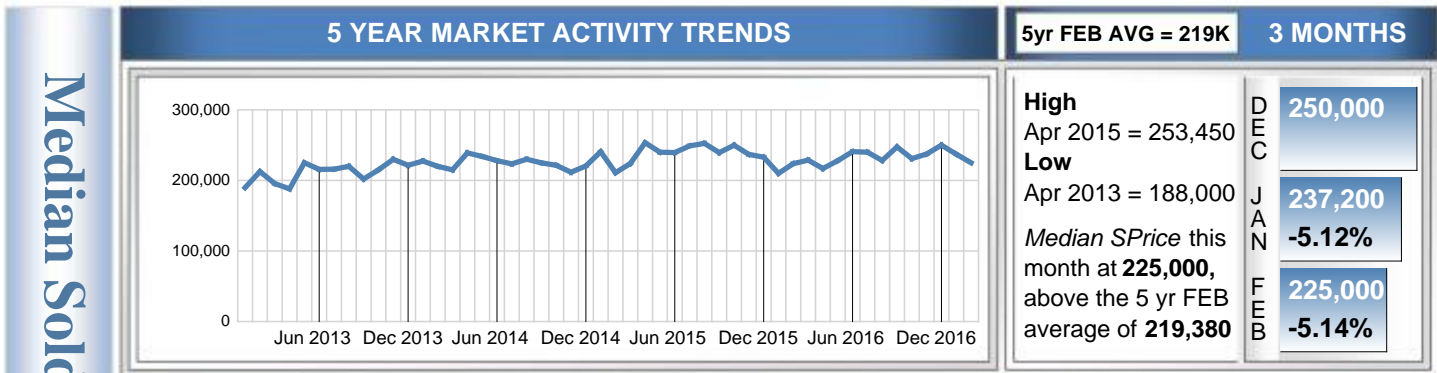
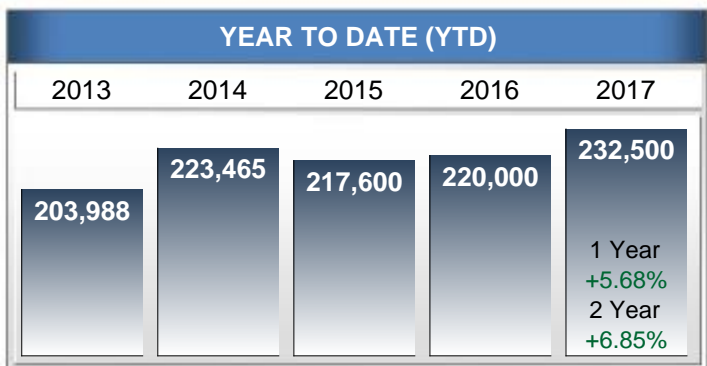
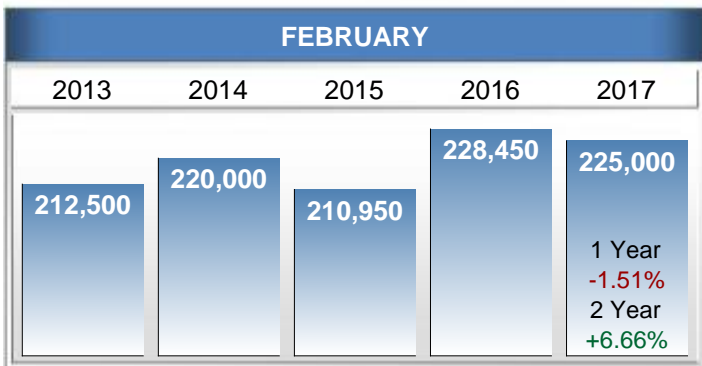
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Median Sold Price at Closing

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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+
\$100,000 and less	5		2.31%	86,000	87,000	85,000	0	0
\$100,001 - \$150,000	37		17.13%	134,000	106,700	139,900	129,455	0
\$150,001 - \$175,000	24		11.11%	160,000	0	160,000	163,850	0
\$175,001 - \$275,000	69		31.94%	212,000	192,500	196,300	234,200	249,250
\$275,001 - \$300,000	23		10.65%	292,000	0	294,750	290,000	0
\$300,001 - \$400,000	35		16.20%	327,600	324,000	324,000	328,800	0
\$400,001 and up	23		10.65%	500,000	0	438,524	493,500	517,975
Median Closed Price:	\$225,000				\$106,600	\$184,000	\$298,000	\$457,925
Total Closed Units:	216				16	105	89	6
Total Closed Volume:	54,772,198				2.20M	21.18M	28.90M	2.49M



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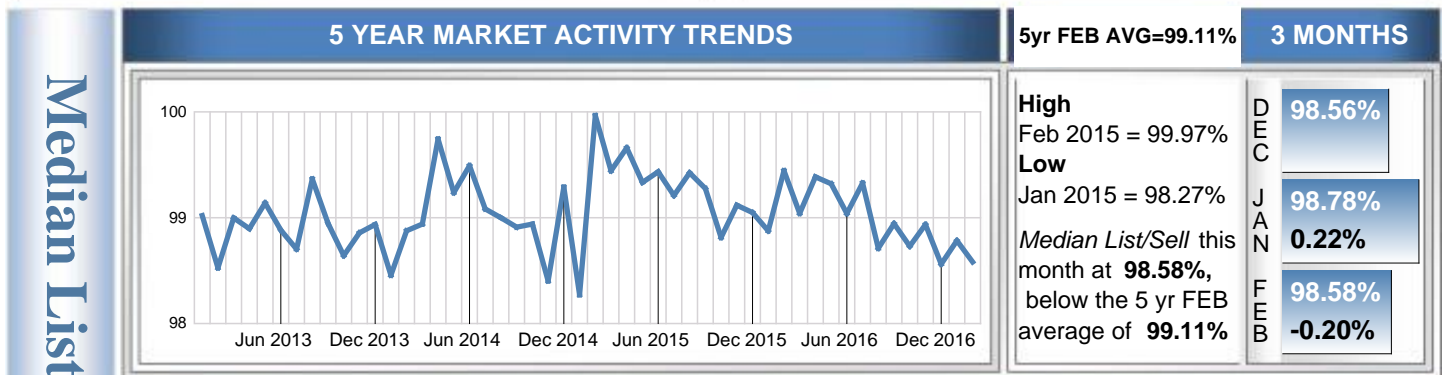
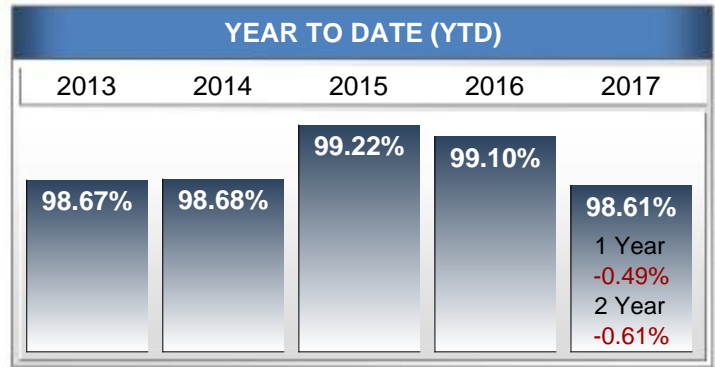
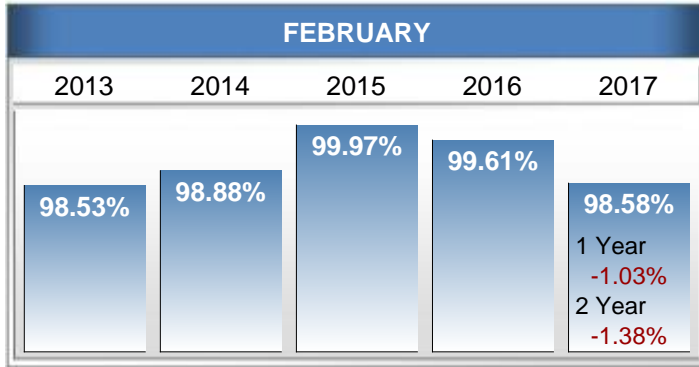
Closed Sales as of Mar 08, 2017



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+
\$100,000 and less	5	2.31%	92.73%	86.36%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	37	17.13%	98.18%	99.05%	97.96%	98.32%	0.00%
\$150,001 - \$175,000	24	11.11%	98.16%	0.00%	99.09%	97.34%	0.00%
\$175,001 - \$275,000	69	31.94%	98.73%	96.25%	99.07%	99.30%	95.87%
\$275,001 - \$300,000	23	10.65%	98.62%	0.00%	99.08%	98.33%	0.00%
\$300,001 - \$400,000	35	16.20%	98.48%	96.73%	98.48%	99.30%	0.00%
\$400,001 and up	23	10.65%	99.23%	0.00%	100.00%	98.49%	99.25%
Median List/Sell Ratio: 98.58% Total Closed Units: 216 Total Closed Volume: 54,772,198				96.94%	98.70%	98.57%	98.68%
				16	105	89	6
				2.20M	21.18M	28.90M	2.49M



Monthly Inventory Analysis

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Inventory as of Mar 08, 2017



Market Summary

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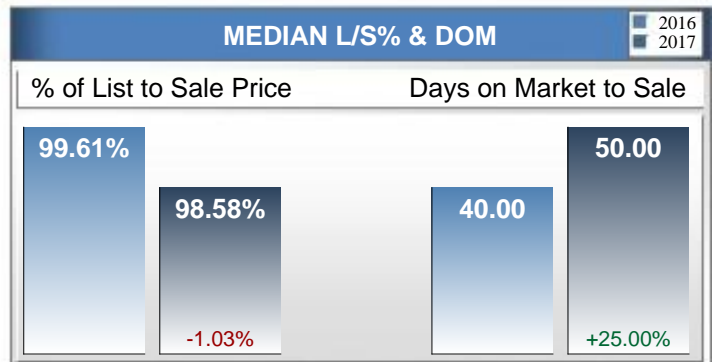
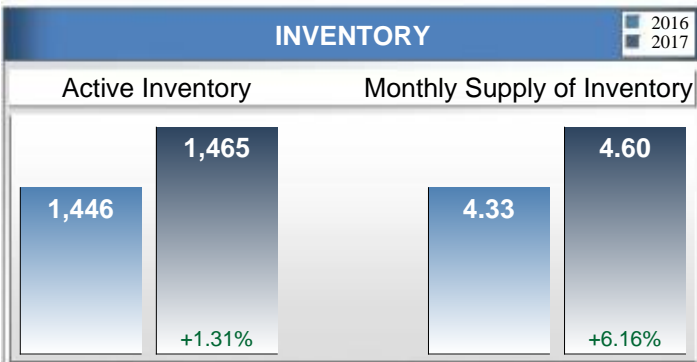
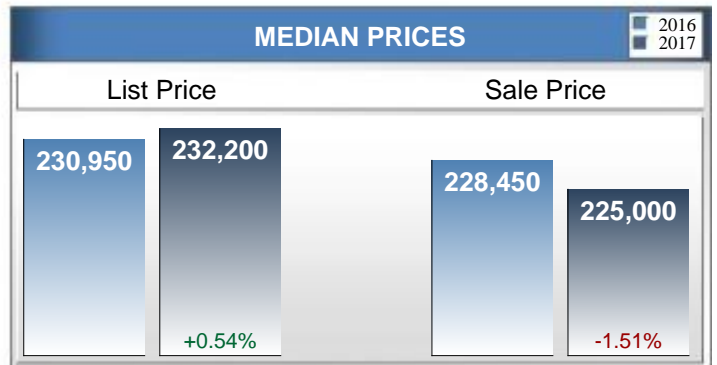
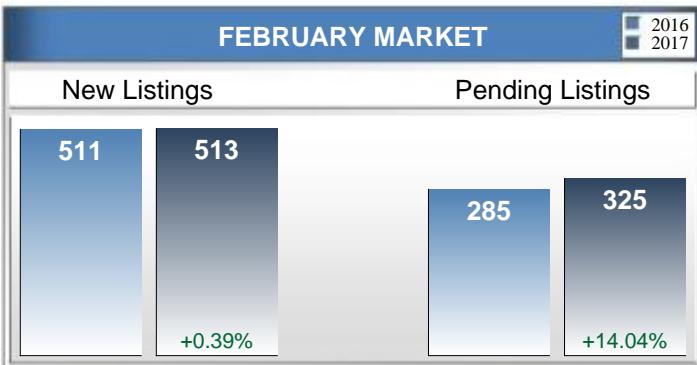
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Absorption: Last 12 months, an Average of 319 Sales/Month

Active Inventory as of February 28, 2017 = 1,465

	FEBRUARY			Year To Date		
	2016	2017	+/-%	2016	2017	+/-%
Closed Sales	172	216	25.58%	389	417	7.20%
Pending Sales	285	325	14.04%	517	613	18.57%
New Listings	511	513	0.39%	1,024	1,017	-0.68%
Median List Price	230,950	232,200	0.54%	224,240	235,000	4.80%
Median Sale Price	228,450	225,000	-1.51%	220,000	232,500	5.68%
Median Percent of List Price to Selling Price	99.61%	98.58%	-1.03%	99.10%	98.61%	-0.49%
Median Days on Market to Sale	40.00	50.00	25.00%	31.00	49.00	58.06%
Monthly Inventory	1,446	1,465	1.31%	1,446	1,465	1.31%
Months Supply of Inventory	4.33	4.60	6.16%	4.33	4.60	6.16%





February 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Units

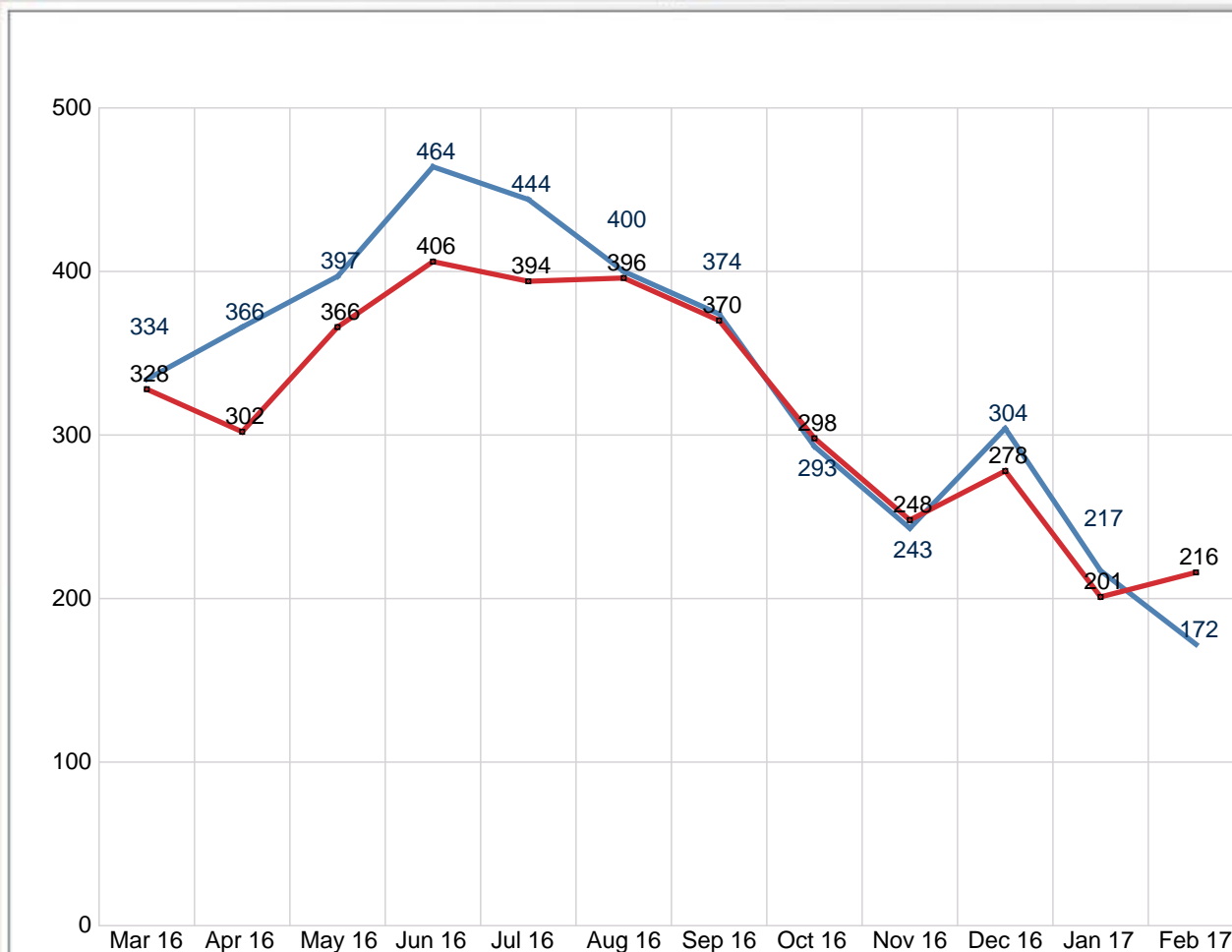
Report Produced on: Mar 09, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

FEBRUARY

2016	2017
172	216
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">25.58%</div>	

YEAR TO DATE (YTD)

Jan - Feb 2016	Jan - Feb 2017
389	417
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">7.20%</div>	

12 MONTH COMPARATIVE

Mar 15 - Feb 16	Mar 16 - Feb 17
4,008	3,803
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> <div style="color: red; font-weight: bold; font-size: 18px;">-5.11%</div>	



February 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Volume

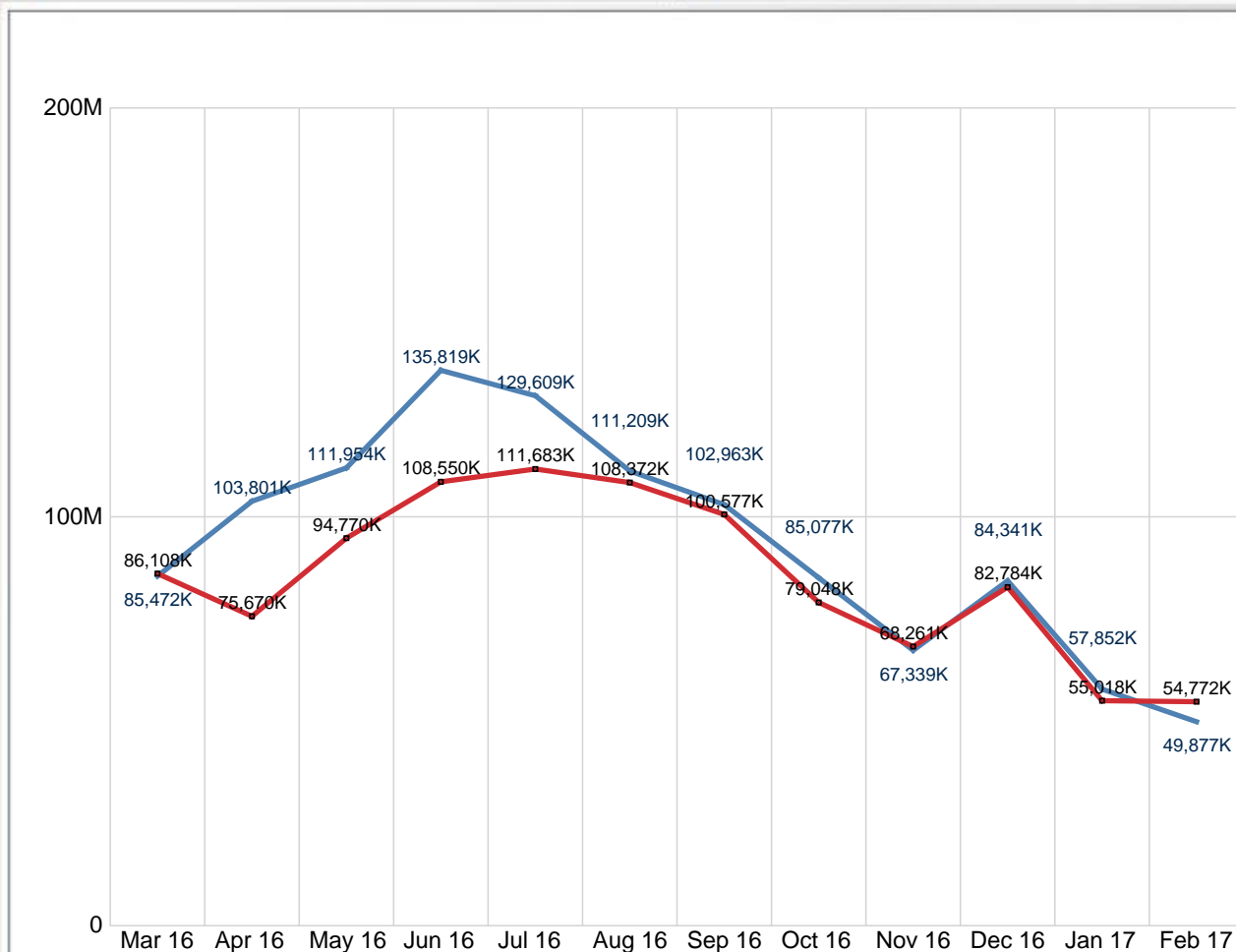
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Comparative Analysis

FEBRUARY

2016	2017
50M	55M

YEAR TO DATE (YTD)

Jan - Feb 2016	Jan - Feb 2017
108M	110M

12 MONTH COMPARATIVE

Mar 15 - Feb 16	Mar 16 - Feb 17
1.13B	1.03B



February 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Days on Market

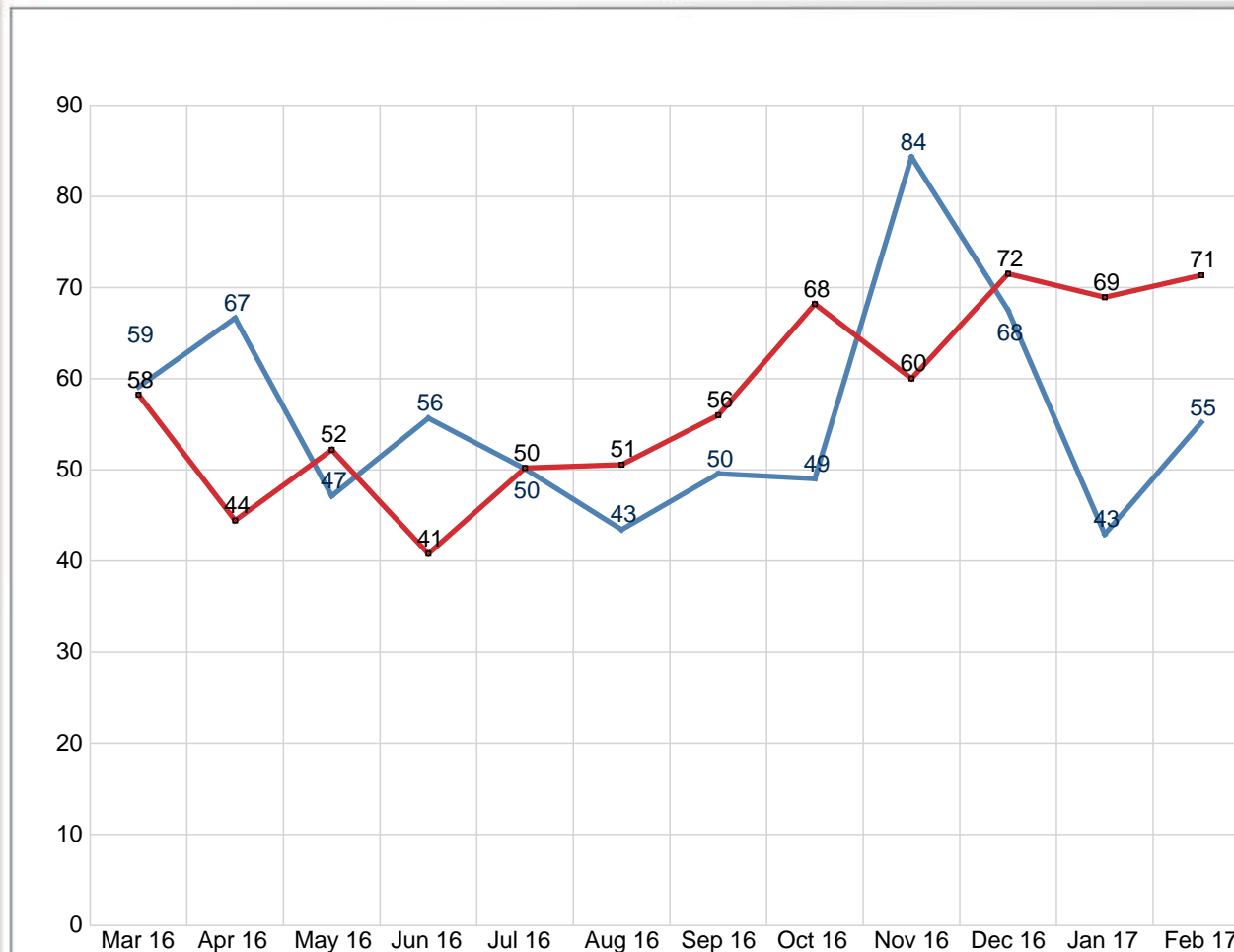
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Mar 09, 2017

Market Trends

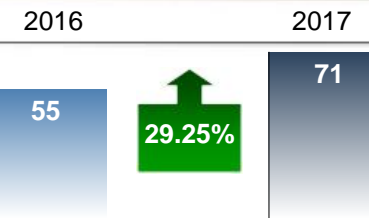
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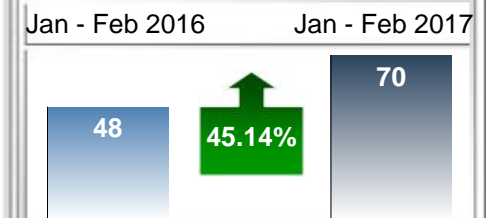


Comparative Analysis

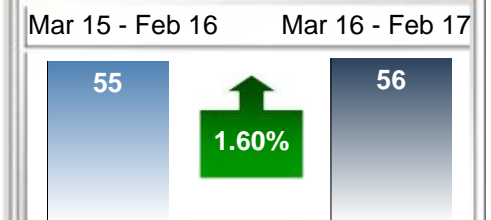
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

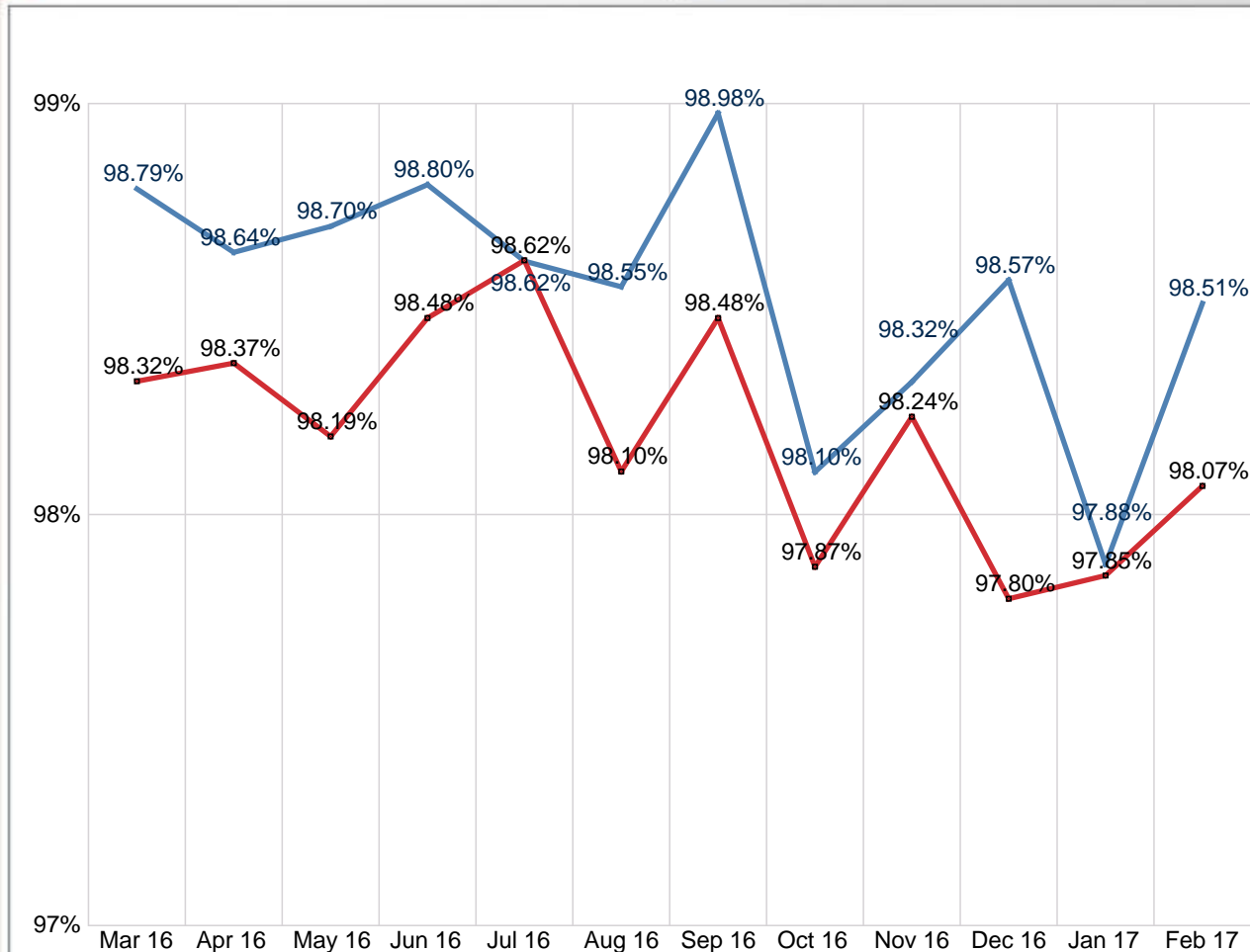
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Market Trends

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Comparative Analysis

FEBRUARY

2016	2017
98.51%	98.07%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.45%</div> 	

YEAR TO DATE (YTD)

Jan - Feb 2016	Jan - Feb 2017
98.16%	97.96%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.20%</div> 	

12 MONTH COMPARATIVE

Mar 15 - Feb 16	Mar 16 - Feb 17
98.59%	98.23%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.36%</div> 	



February 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Sales by Average Sold Price

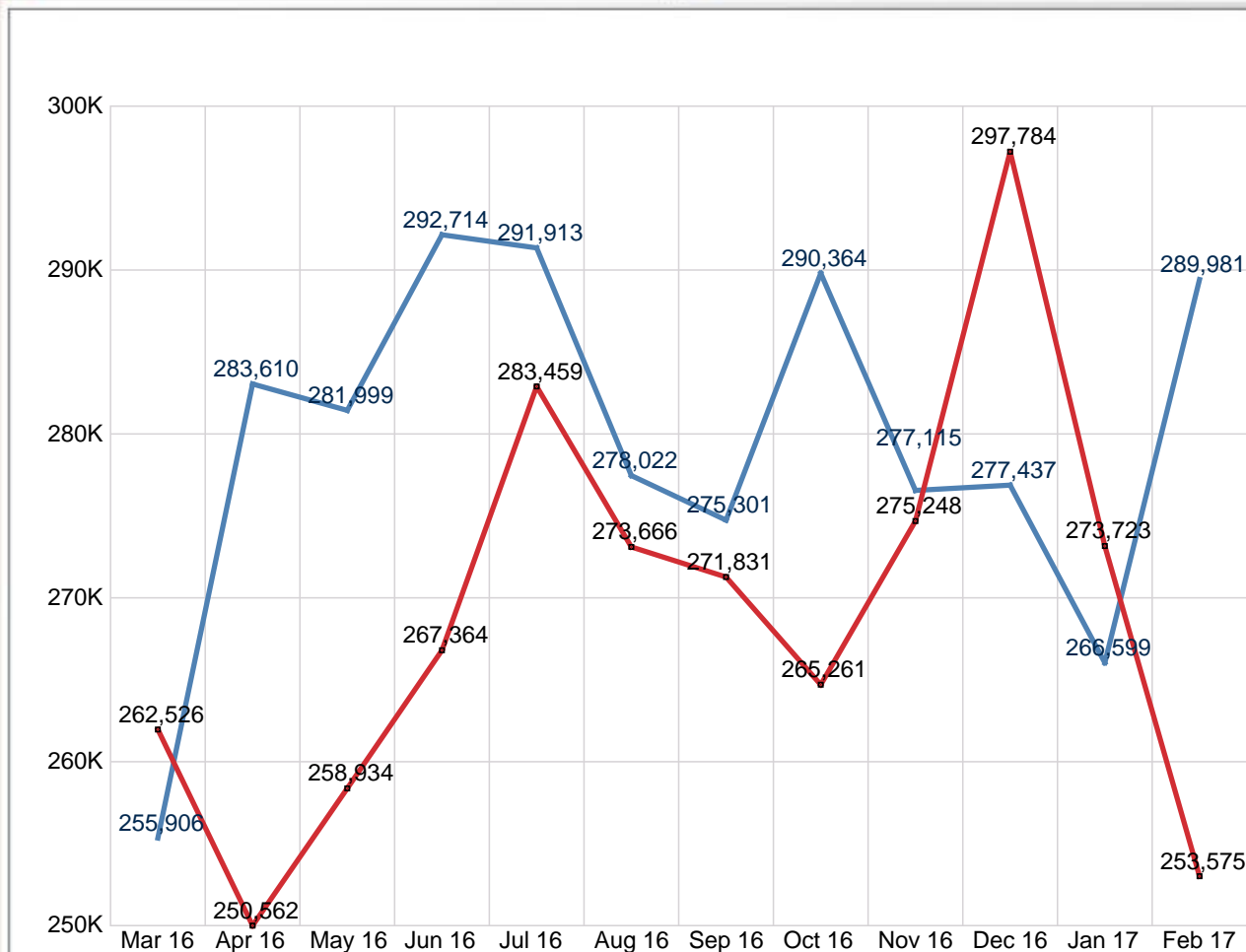
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Market Trends

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Comparative Analysis

FEBRUARY

2016	2017
289,981	253,575
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-12.55%</div>	

YEAR TO DATE (YTD)

Jan - Feb 2016	Jan - Feb 2017
276,937	263,287
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.93%</div>	

12 MONTH COMPARATIVE

Mar 15 - Feb 16	Mar 16 - Feb 17
280,767	269,685
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.95%</div>	