



March 2017

Area Delimited by County Of Logan -
Residential Property Type

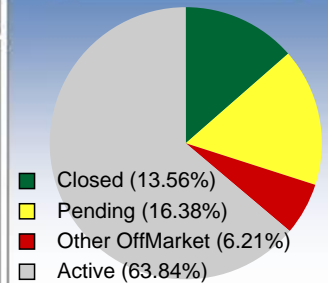


Absorption: Last 12 months, an Average of **60** Sales/Month

Active Inventory as of March 31, 2017 = **226**

	MARCH		
	2016	2017	+/- %
Closed Listings	53	48	-9.43%
Pending Listings	76	58	-23.68%
New Listings	114	104	-8.77%
Median List Price	199,900	213,825	6.97%
Median Sale Price	202,900	209,750	3.38%
Median Percent of List Price to Selling Price	100.00%	99.11%	-0.89%
Median Days on Market to Sale	33.00	46.50	40.91%
End of Month Inventory	278	226	-18.71%
Months Supply of Inventory	4.50	3.77	-16.22%

Market Activity



Monthly Inventory Analysis

Report Produced on: Apr 11, 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 March 2017 decreased **18.71%** to 226 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.77** 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 **3.38%** in March 2017 to \$209,750 versus the previous year at \$202,900.

Median Days on Market Lengthens

The median number of **46.50** days that homes spent on the market before selling increased by 13.50 days or **40.91%** in March 2017 compared to last year's same month at **33.00** DOM.

Sales Success for March 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 104 New Listings in March 2017, down **8.77%** from last year at 114. Furthermore, there were 48 Closed Listings this month versus last year at 53, a **-9.43%** decrease.

Closed versus Listed trends yielded a **46.2%** ratio, down from previous year's, March 2016, at **46.5%**, a **0.73%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

What's in this Issue

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

Real Estate is Local

Consumers Should Consult with a REALTOR®

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

Identify a Professional to Manage the Procedure

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

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

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



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2017

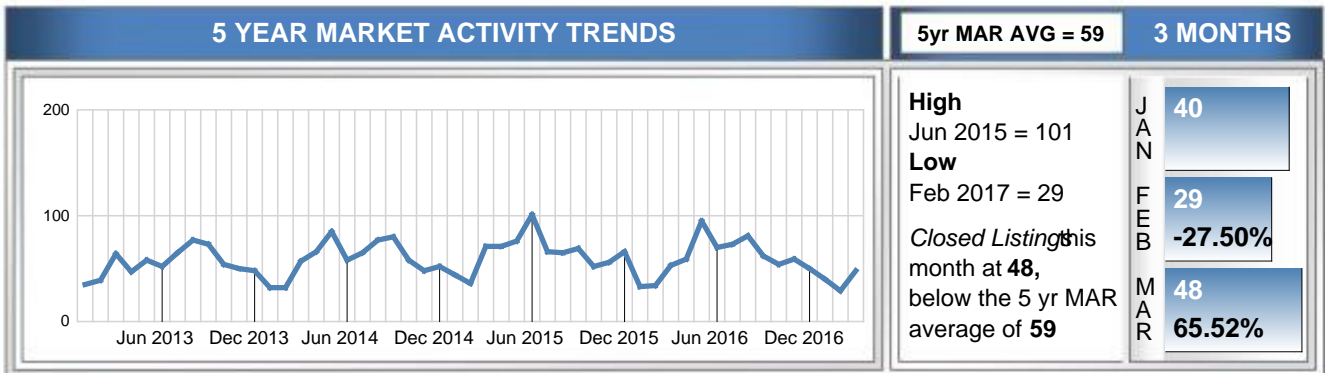
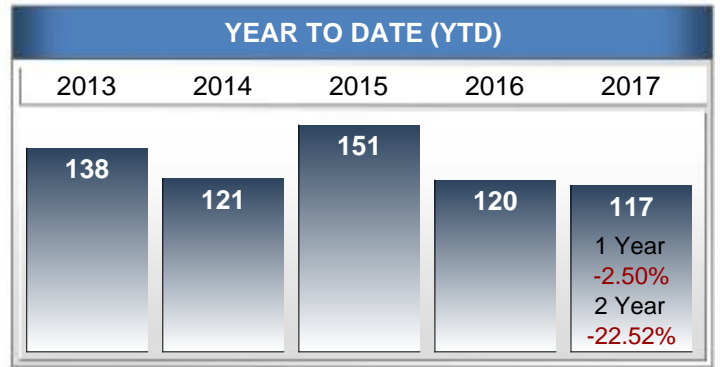
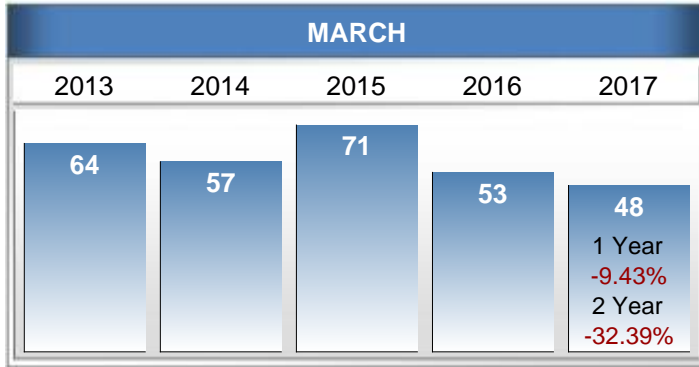
Closed Sales as of Apr 10, 2017



Closed Listings

Report Produced on: Apr 11, 2017

Area Delimited by County Of Logan - 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+
\$75,000 and less	5	10.42%	113.0	1	4	0	0
\$75,001 - \$100,000	3	6.25%	7.0	1	2	0	0
\$100,001 - \$150,000	6	12.50%	28.5	1	3	2	0
\$150,001 - \$250,000	15	31.25%	95.0	0	9	6	0
\$250,001 - \$275,000	5	10.42%	52.0	0	1	4	0
\$275,001 - \$350,000	8	16.67%	37.0	0	3	5	0
\$350,001 and up	6	12.50%	25.5	0	0	5	1
Total Closed Units:	48		46.5	3	22	22	1
Total Closed Volume:	10,337,577			269.50K	3.62M	6.08M	369.50K
Median Closed Price:	\$209,750			\$82,500	\$166,650	\$270,000	\$369,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2017

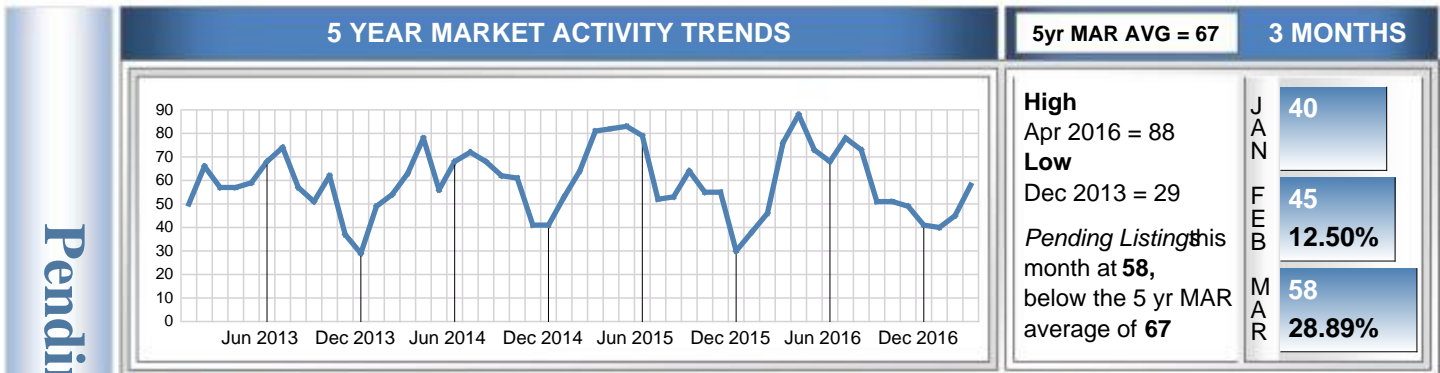
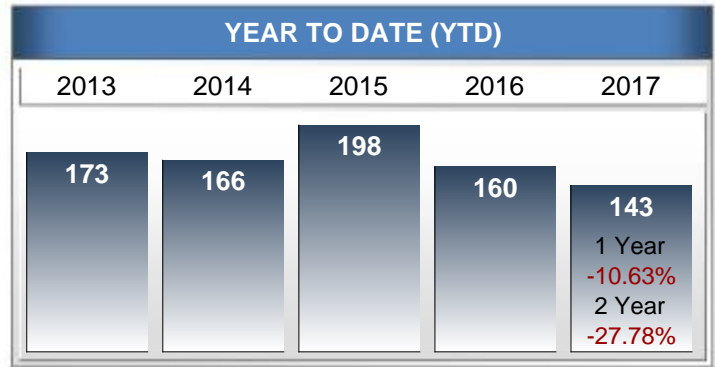
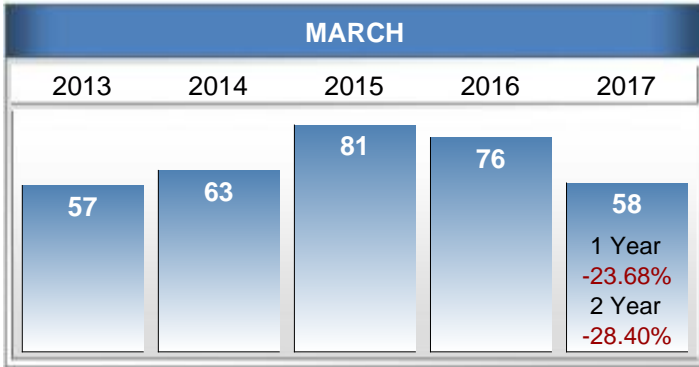
Pending Listings as of Apr 10, 2017



Pending Listings

Report Produced on: Apr 11, 2017

Area Delimited by County Of Logan - Residential Property Type



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	4	6.90%	12.0	1	2	0	1	
\$75,001 - \$100,000	5	8.62%	6.0	1	3	1	0	
\$100,001 - \$175,000	10	17.24%	11.0	3	4	1	2	
\$175,001 - \$250,000	16	27.59%	39.5	0	10	6	0	
\$250,001 - \$275,000	6	10.34%	8.5	0	1	5	0	
\$275,001 - \$375,000	10	17.24%	37.0	1	3	4	2	
\$375,001 and up	7	12.07%	50.0	0	1	4	2	
Total Pending Units: 58				19.5	6	24	21	7
Total Pending Volume: 12,957,689					821.90K	4.55M	5.82M	1.77M
Median Listing Price: \$209,900					\$132,000	\$194,500	\$265,000	\$299,400

Pending Listings

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Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

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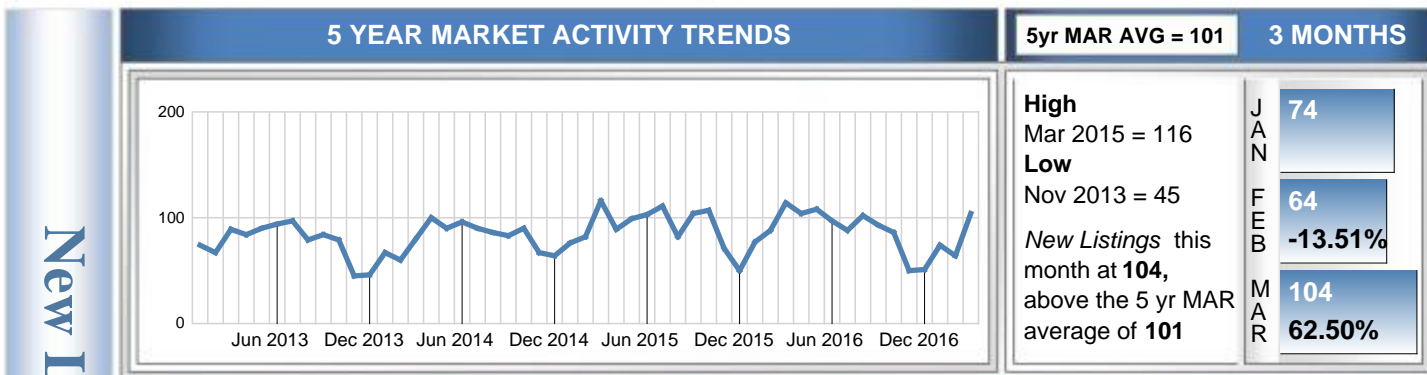
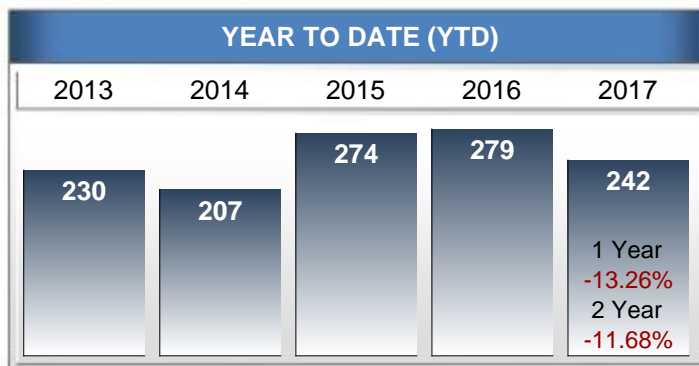
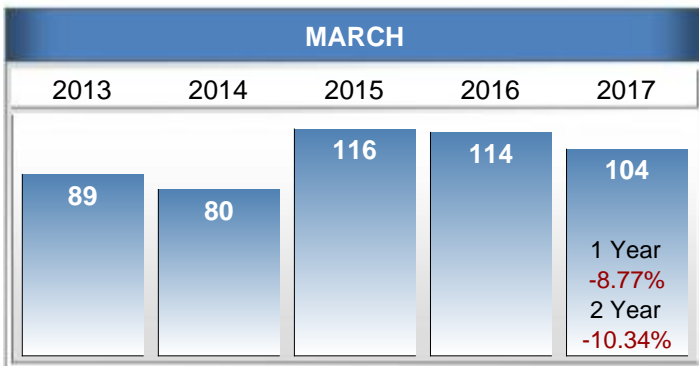
New Listings as of Apr 10, 2017



New Listings

Report Produced on: Apr 11, 2017

Area Delimited by County Of Logan - Residential Property Type



New Listings

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Contact an experienced REALTOR

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	8	7.69%	3	4	0	1
\$75,001 - \$100,000	12	11.54%	6	6	0	0
\$100,001 - \$175,000	16	15.38%	2	10	4	0
\$175,001 - \$225,000	22	21.15%	1	12	9	0
\$225,001 - \$300,000	21	20.19%	0	7	13	1
\$300,001 - \$375,000	13	12.50%	1	2	9	1
\$375,001 and up	12	11.54%	0	2	8	2
Total New Listed Units:			13	43	43	5
Total New Listed Volume:			1.45M	8.45M	12.86M	1.51M
Median New Listed Listing Price:			\$93,000	\$190,000	\$276,900	\$359,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2017

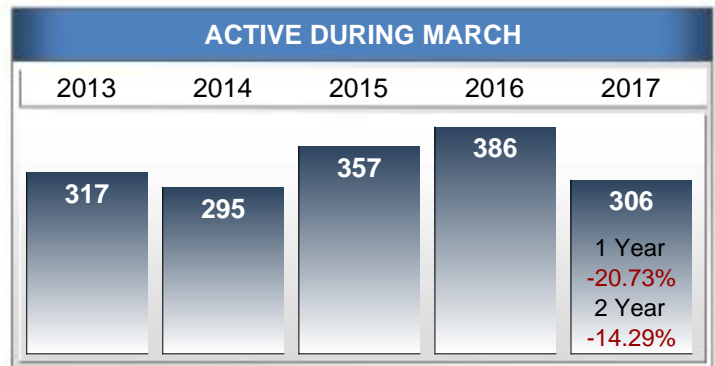
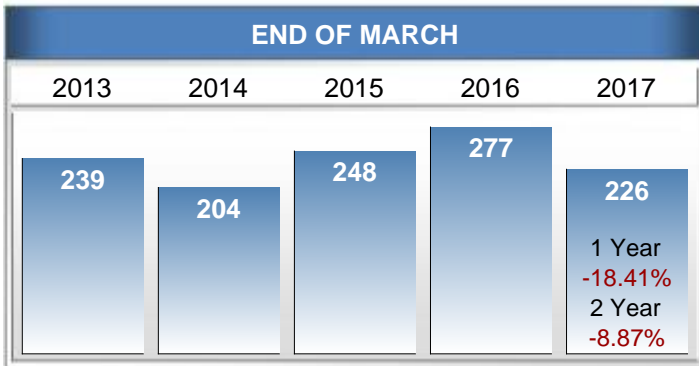
Active Inventory as of Apr 10, 2017



Active Inventory

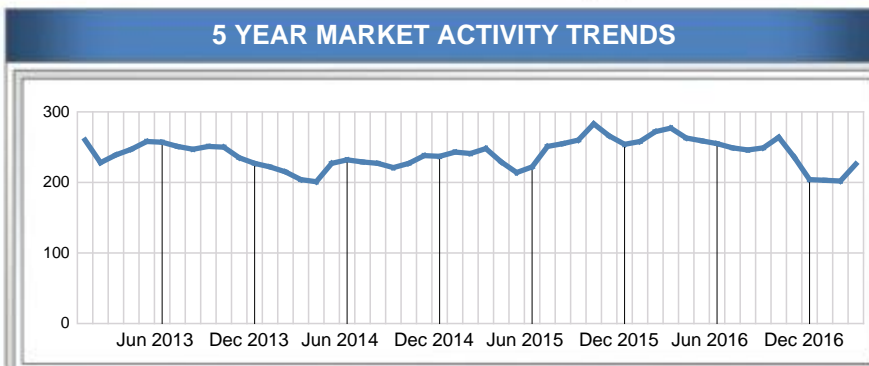
Report Produced on: Apr 11, 2017

Area Delimited by County Of Logan - Residential Property Type



Active Inventory

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5yr MAR AVG = 239 **3 MONTHS**

High
Oct 2015 = 283

Low
Apr 2014 = 201

Inventory this month at **226**, below the 5 yr MAR average of **239**

JAN	203
FEB	202 -0.49%
MAR	226 11.88%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	20	8.85%	81.5	10	9	1	0		
\$75,001 - \$125,000	25	11.06%	61.0	9	14	2	0		
\$125,001 - \$175,000	35	15.49%	56.0	2	26	5	2		
\$175,001 - \$275,000	62	27.43%	47.5	1	37	22	2		
\$275,001 - \$325,000	33	14.60%	47.0	0	5	26	2		
\$325,001 - \$400,000	28	12.39%	70.5	1	2	20	5		
\$400,001 and up	23	10.18%	66.0	0	5	15	3		
Total Active Inventory by Units:				226	57.5	23	98	91	14
Total Active Inventory by Volume:				59,824,039		2.09M	19.59M	32.57M	5.57M
Median Active Inventory Listing Price:				\$225,000		\$79,000	\$179,450	\$314,900	\$353,900



Monthly Inventory Analysis

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March 2017

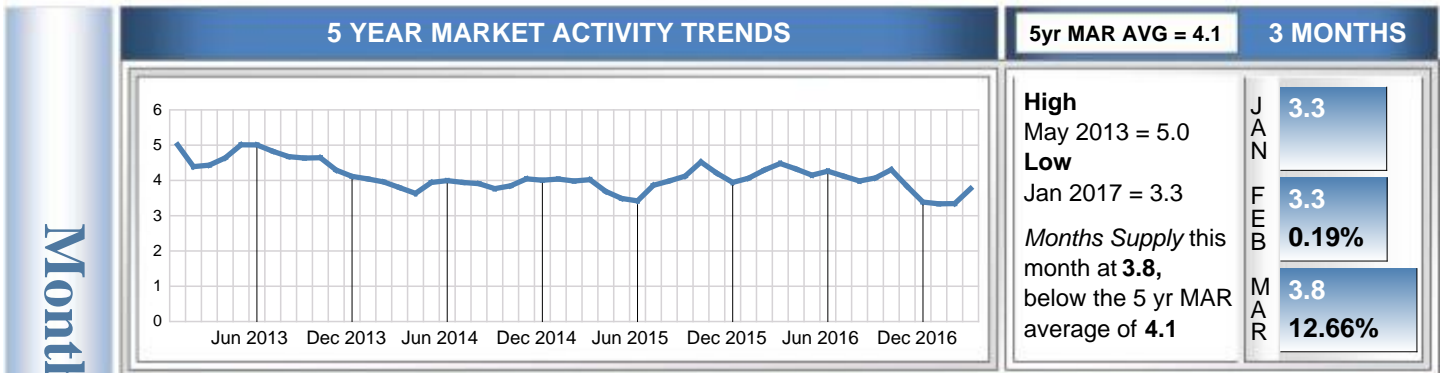
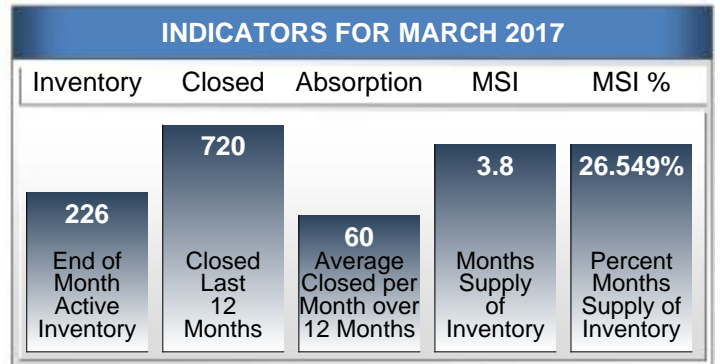
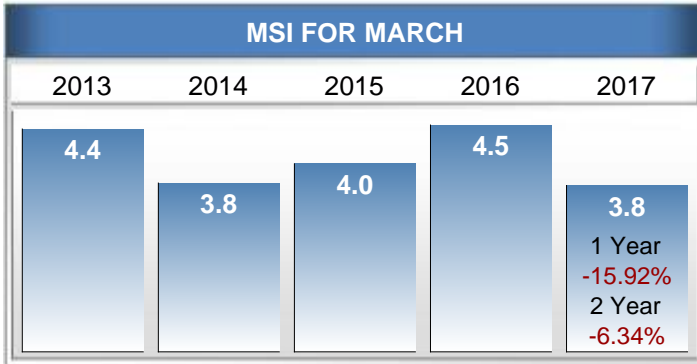
Active Inventory as of Apr 10, 2017



Months Supply of Inventory

Report Produced on: Apr 11, 2017

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Months Supply

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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	20		8.85%	3.0	4.8	2.5	1.5	0.0
\$75,001 - \$125,000	25		11.06%	3.5	5.4	3.0	2.7	0.0
\$125,001 - \$175,000	35		15.49%	3.7	4.0	3.4	3.8	24.0
\$175,001 - \$275,000	62		27.43%	3.1	0.0	3.7	2.4	2.7
\$275,001 - \$325,000	33		14.60%	4.2	0.0	2.5	5.0	3.0
\$325,001 - \$400,000	28		12.39%	5.7	0.0	1.7	6.0	12.0
\$400,001 and up	23		10.18%	5.9	0.0	10.0	5.1	6.0
MSI:		3.8			5.3	3.3	3.9	4.9
Total Active Inventory:		226			23	98	91	14



Monthly Inventory Analysis

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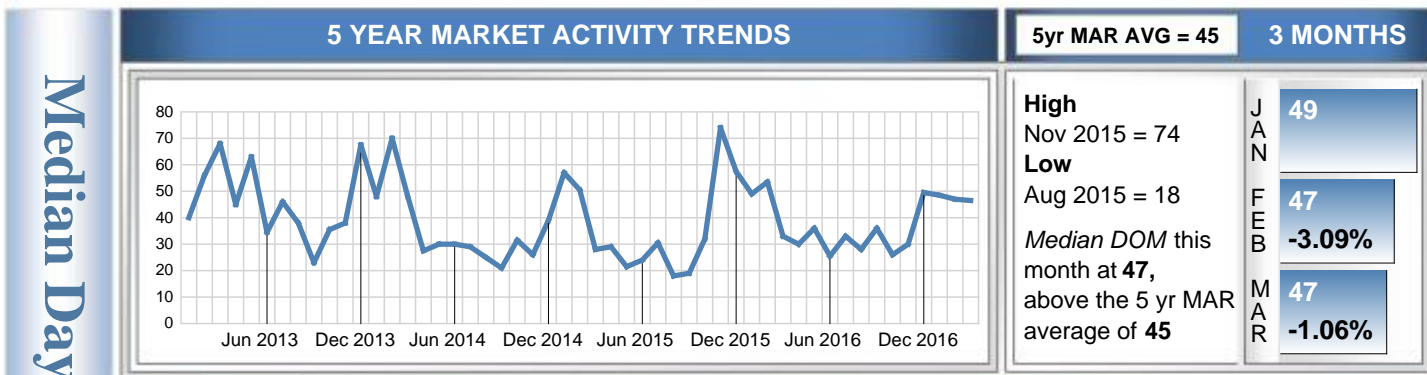
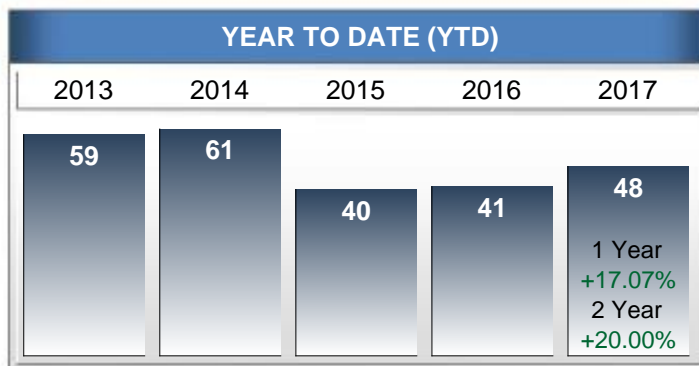
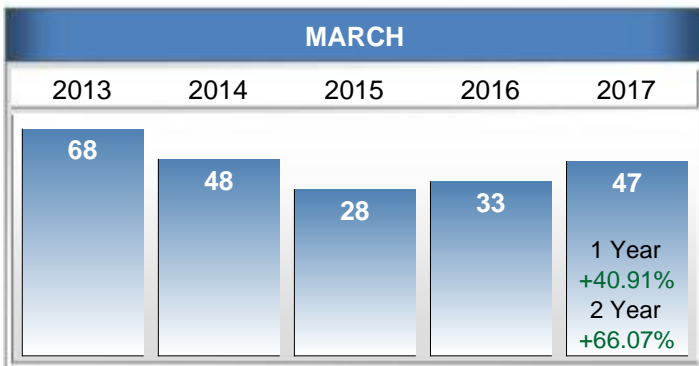
Closed Sales as of Apr 10, 2017



Median Days on Market to Sale

Report Produced on: Apr 11, 2017

Area Delimited by County Of Logan - Residential Property Type



Median Days on Market

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

MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	5	10.42%	113.0	3.0	127.0	0.0	0.0
\$75,001 - \$100,000	3	6.25%	7.0	7.0	4.5	0.0	0.0
\$100,001 - \$150,000	6	12.50%	28.5	61.0	9.0	96.5	0.0
\$150,001 - \$250,000	15	31.25%	95.0	0.0	95.0	84.0	0.0
\$250,001 - \$275,000	5	10.42%	52.0	0.0	115.0	46.0	0.0
\$275,001 - \$350,000	8	16.67%	37.0	0.0	16.0	58.0	0.0
\$350,001 and up	6	12.50%	25.5	0.0	0.0	27.0	10.0
Median Closed DOM:	46.5			7.0	32.0	55.0	10.0
Total Closed Units:	48			3	22	22	1
Total Closed Volume:	10,337,577			269.50K	3.62M	6.08M	369.50K



Monthly Inventory Analysis

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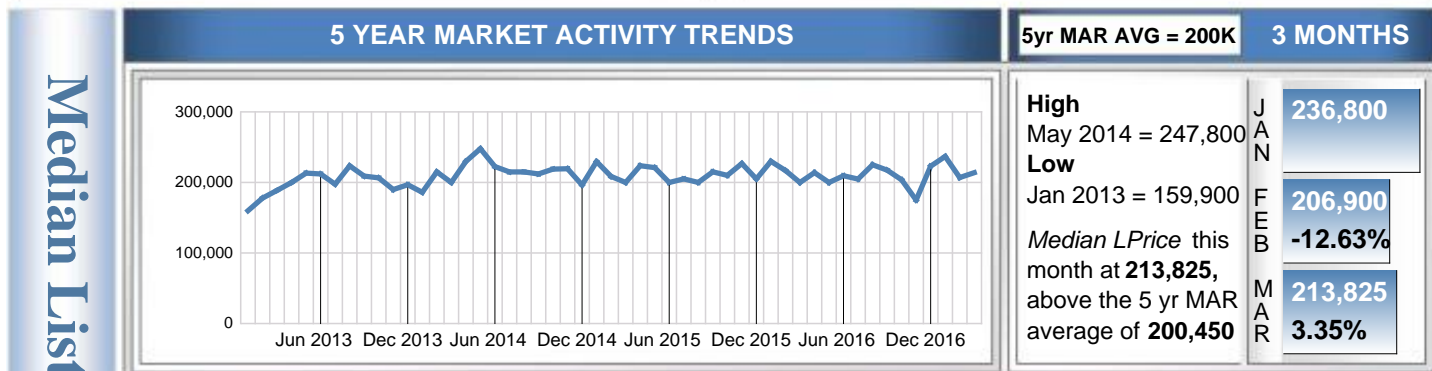
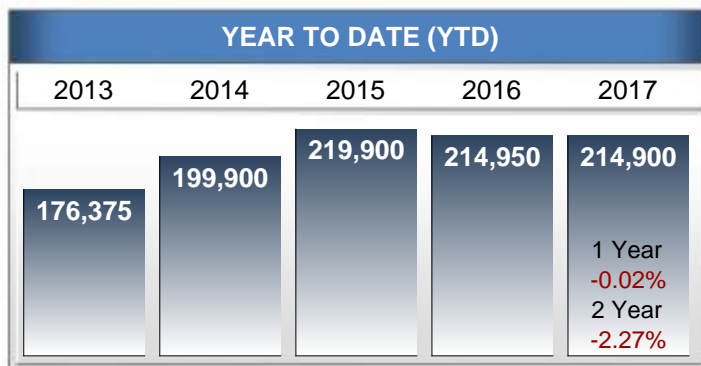
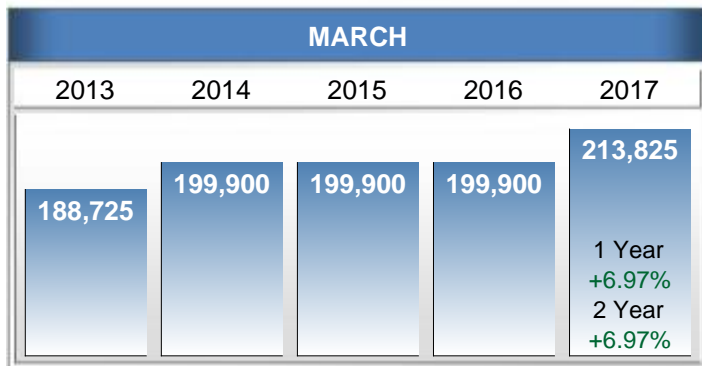
Closed Sales as of Apr 10, 2017



Median List Price at Closing

Report Produced on: Apr 11, 2017

Area Delimited by County Of Logan - 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+
\$75,000 and less	4		8.33%	45,450	39,900	51,000	0	0
\$75,001 - \$100,000	4		8.33%	92,450	85,000	95,000	0	0
\$100,001 - \$150,000	6		12.50%	128,200	149,000	120,000	128,200	0
\$150,001 - \$250,000	14		29.17%	193,950	0	185,250	199,900	0
\$250,001 - \$275,000	4		8.33%	263,900	0	262,350	263,950	0
\$275,001 - \$350,000	10		20.83%	295,000	0	305,000	289,000	0
\$350,001 and up	6		12.50%	394,400	0	0	399,800	369,500
Median List Price:	\$213,825				\$85,000	\$170,100	\$282,250	\$369,500
Total Closed Units:	48				3	22	22	1
Total List Volume:	10,547,150				273.90K	3.76M	6.14M	369.50K



Monthly Inventory Analysis

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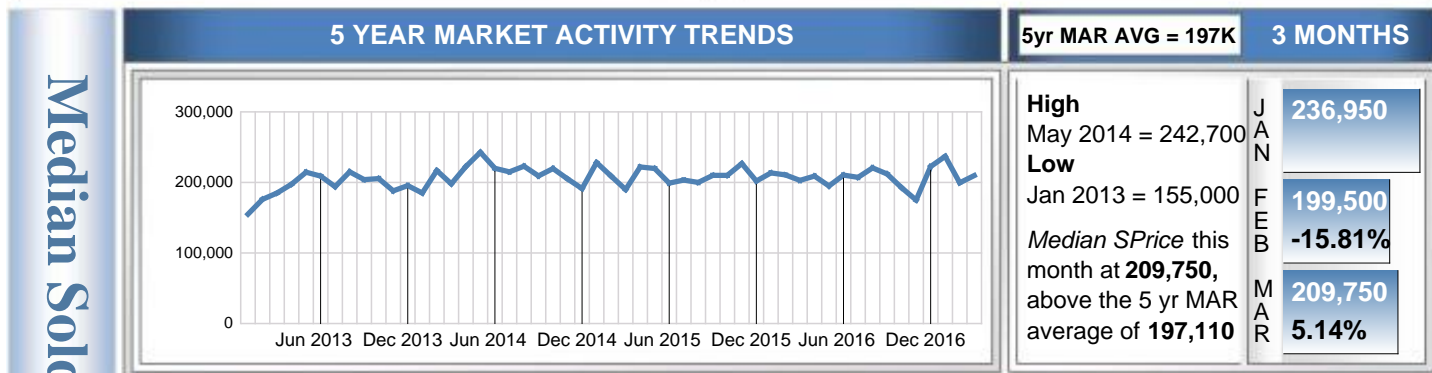
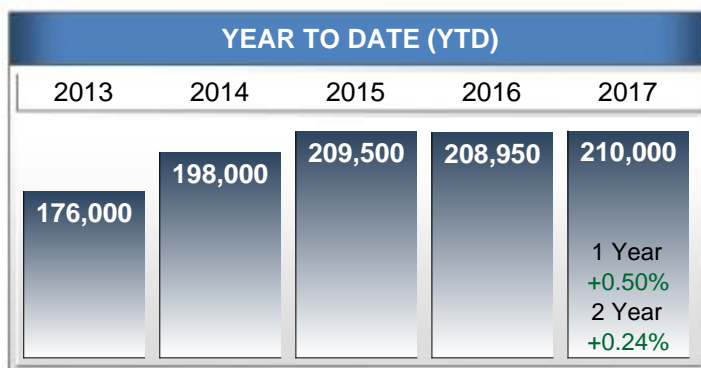
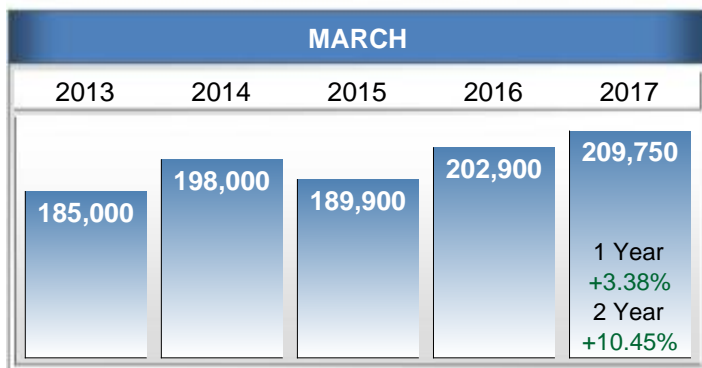
Closed Sales as of Apr 10, 2017



Median Sold Price at Closing

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Area Delimited by County Of Logan - 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+
\$75,000 and less	5		10.42%	43,000	43,000	40,500	0	0
\$75,001 - \$100,000	3		6.25%	82,500	82,500	86,500	0	0
\$100,001 - \$150,000	6		12.50%	123,250	144,000	118,000	123,250	0
\$150,001 - \$250,000	15		31.25%	198,000	0	172,000	198,950	0
\$250,001 - \$275,000	5		10.42%	265,000	0	268,227	264,250	0
\$275,001 - \$350,000	8		16.67%	297,450	0	300,000	295,000	0
\$350,001 and up	6		12.50%	391,000	0	0	397,000	369,500
Median Closed Price:	\$209,750				\$82,500	\$166,650	\$270,000	\$369,500
Total Closed Units:	48				3	22	22	1
Total Closed Volume:	10,337,577				269.50K	3.62M	6.08M	369.50K



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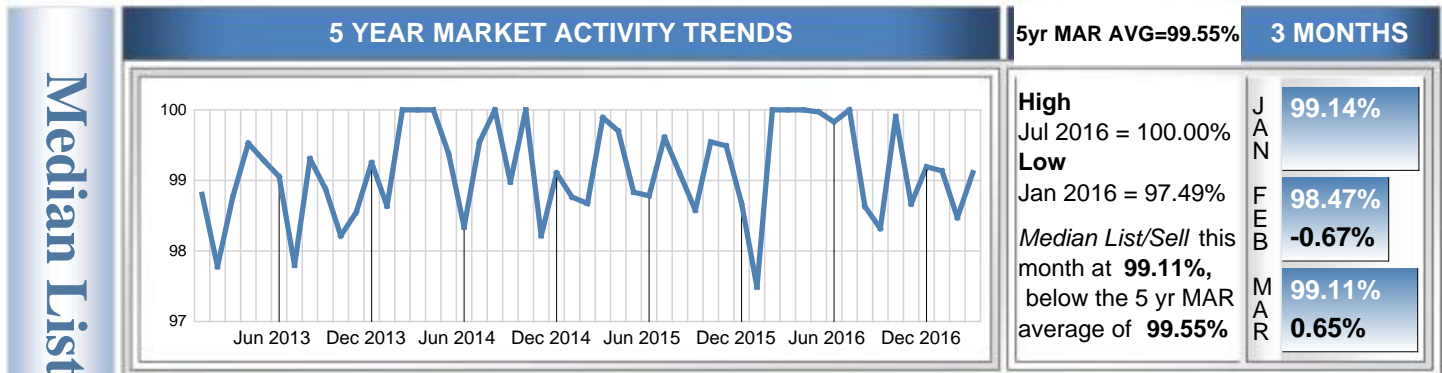
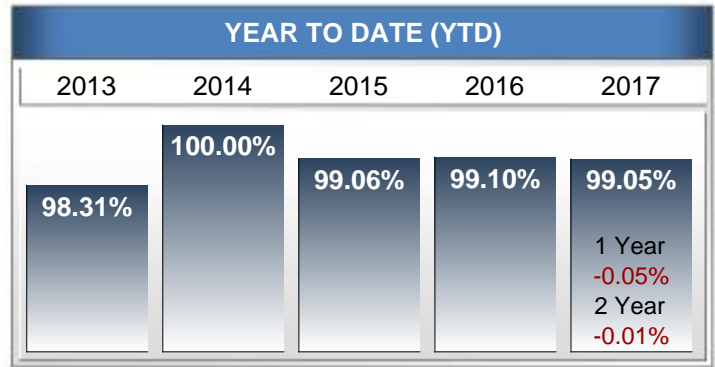
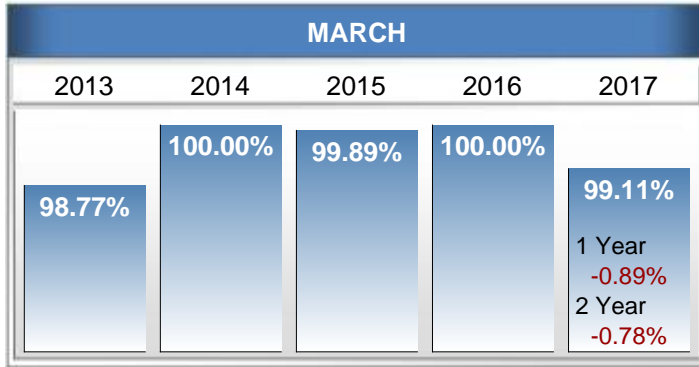
Closed Sales as of Apr 10, 2017



Median Percent of List Price to Selling Price

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Median List/Sell Price

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

MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	5	10.42%	100.00%	107.77%	91.71%	0.00%	0.00%
\$75,001 - \$100,000	3	6.25%	97.06%	97.06%	91.05%	0.00%	0.00%
\$100,001 - \$150,000	6	12.50%	99.17%	96.64%	100.00%	96.19%	0.00%
\$150,001 - \$250,000	15	31.25%	99.05%	0.00%	98.56%	99.11%	0.00%
\$250,001 - \$275,000	5	10.42%	100.04%	0.00%	101.29%	98.26%	0.00%
\$275,001 - \$350,000	8	16.67%	100.00%	0.00%	98.36%	100.00%	0.00%
\$350,001 and up	6	12.50%	99.14%	0.00%	0.00%	98.97%	100.00%
Median List/Sell Ratio:	99.11%			97.06%	98.46%	99.23%	100.00%
Total Closed Units:	48			3	22	22	1
Total Closed Volume:	10,337,577			269.50K	3.62M	6.08M	369.50K



Monthly Inventory Analysis

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March 2017

Inventory as of Apr 10, 2017



Market Summary

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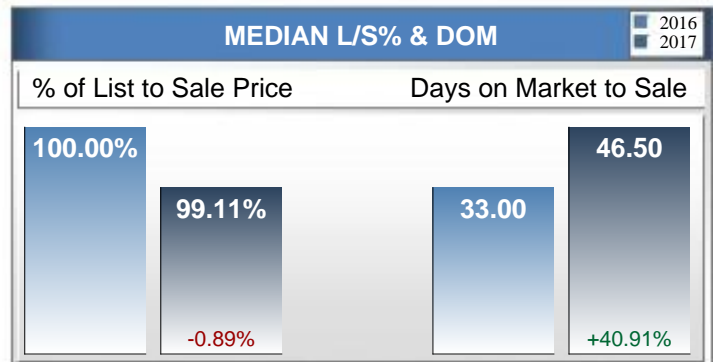
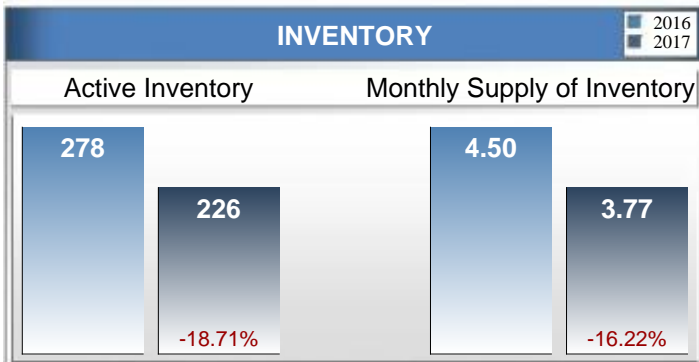
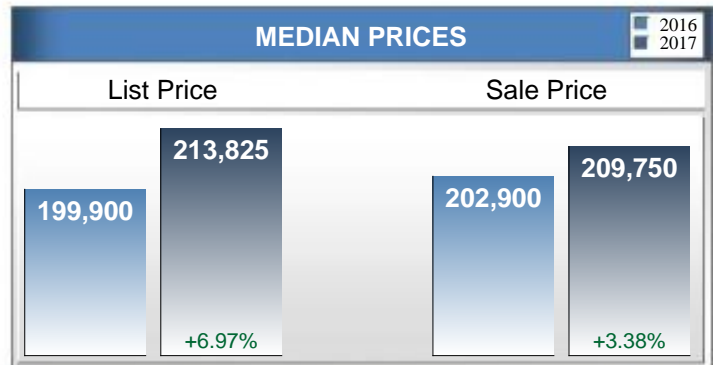
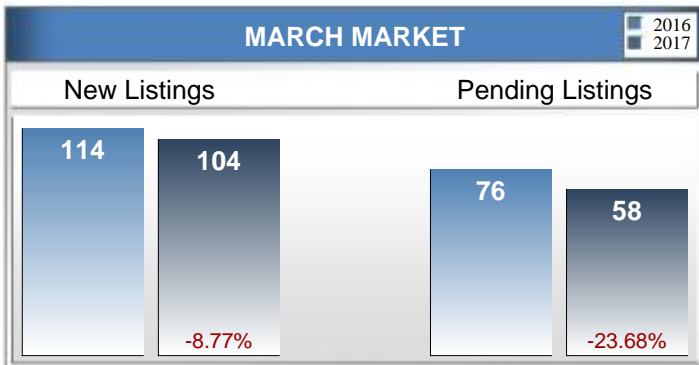
Area Delimited by County Of Logan - Residential Property Type



Absorption: Last 12 months, an Average of **60** Sales/Month

Active Inventory as of March 31, 2017 = **226**

	MARCH			Year To Date		
	2016	2017	+/-%	2016	2017	+/-%
Closed Sales	53	48	-9.43%	120	117	-2.50%
Pending Sales	76	58	-23.68%	160	143	-10.63%
New Listings	114	104	-8.77%	279	242	-13.26%
Median List Price	199,900	213,825	6.97%	214,950	214,900	-0.02%
Median Sale Price	202,900	209,750	3.38%	208,950	210,000	0.50%
Median Percent of List Price to Selling Price	100.00%	99.11%	-0.89%	99.10%	99.05%	-0.05%
Median Days on Market to Sale	33.00	46.50	40.91%	41.00	48.00	17.07%
Monthly Inventory	278	226	-18.71%	278	226	-18.71%
Months Supply of Inventory	4.50	3.77	-16.22%	4.50	3.77	-16.22%





March 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Units

Report Produced on: Apr 11, 2017

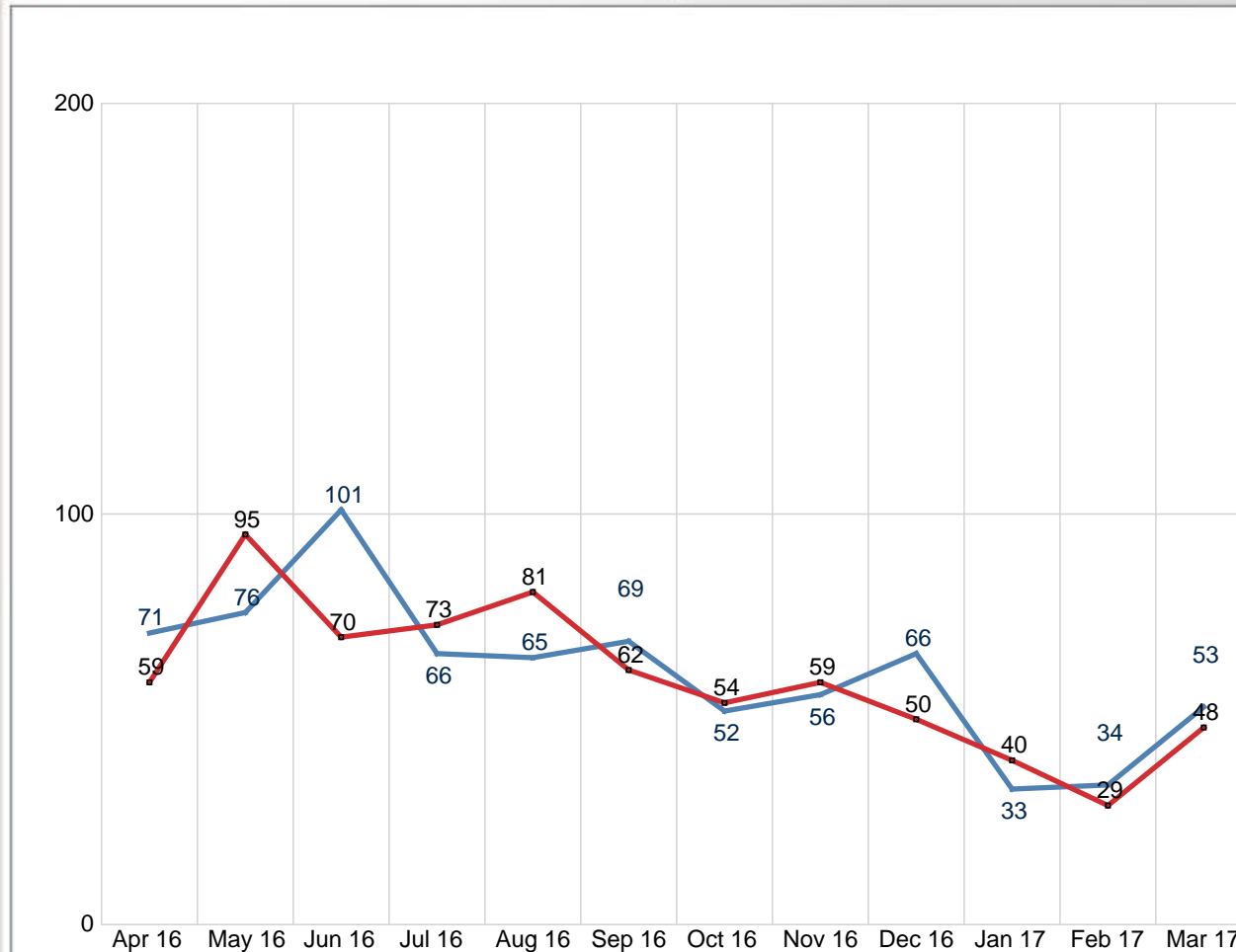
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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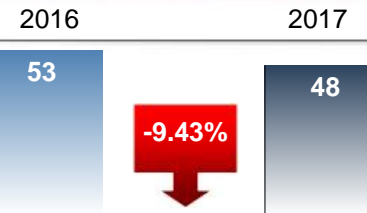
■ April 2016 - March 2017 (Current Year with Values)

■ April 2015 - March 2016 (Previous Year)

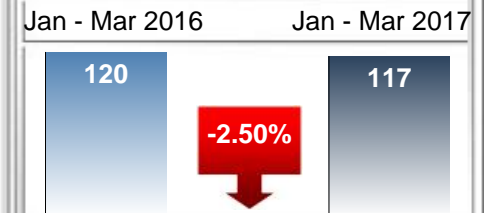


Comparative Analysis

MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Volume

Report Produced on: Apr 11, 2017

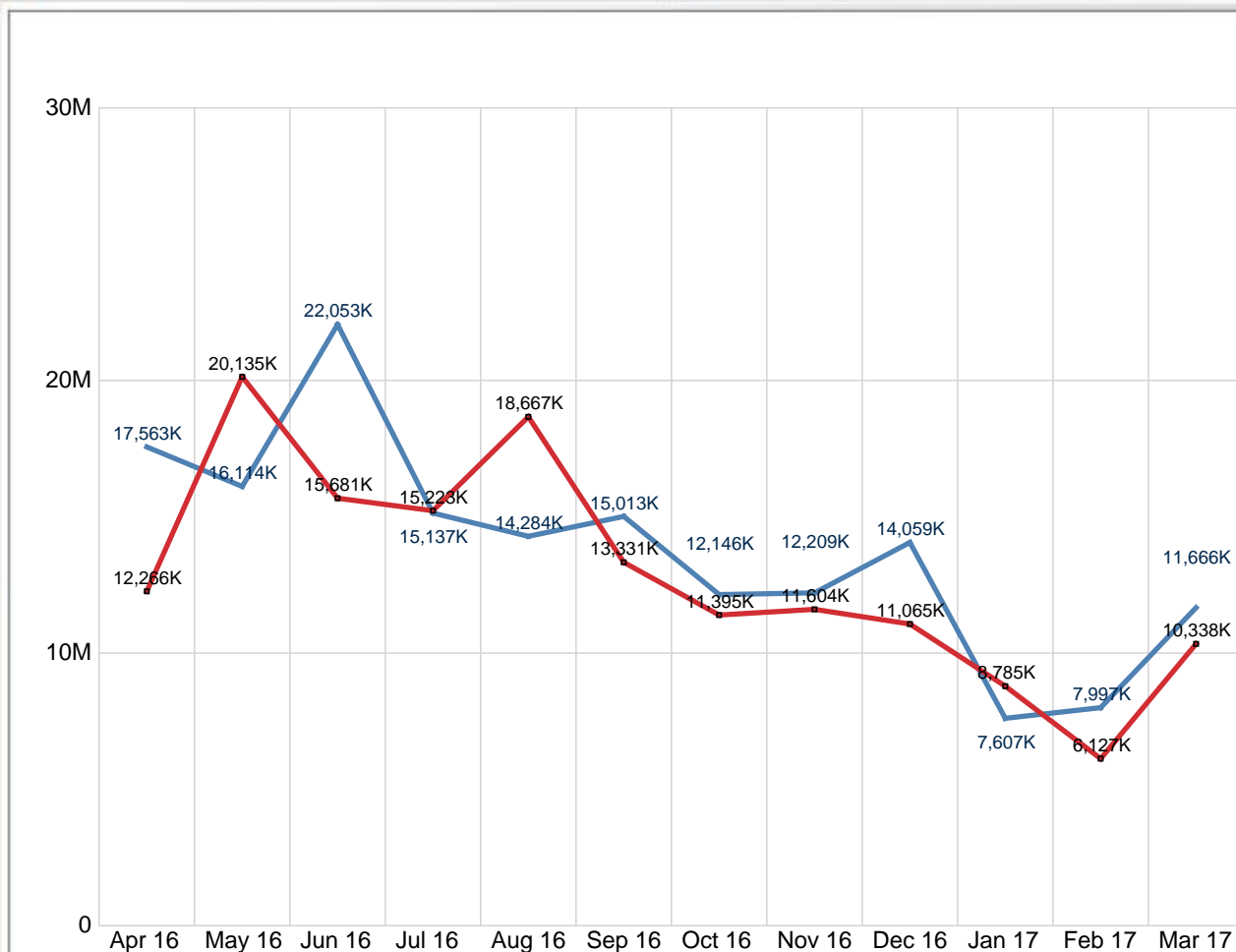
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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■ April 2016 - March 2017 (Current Year with Values)

■ April 2015 - March 2016 (Previous Year)



Comparative Analysis

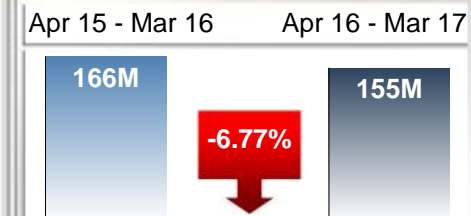
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

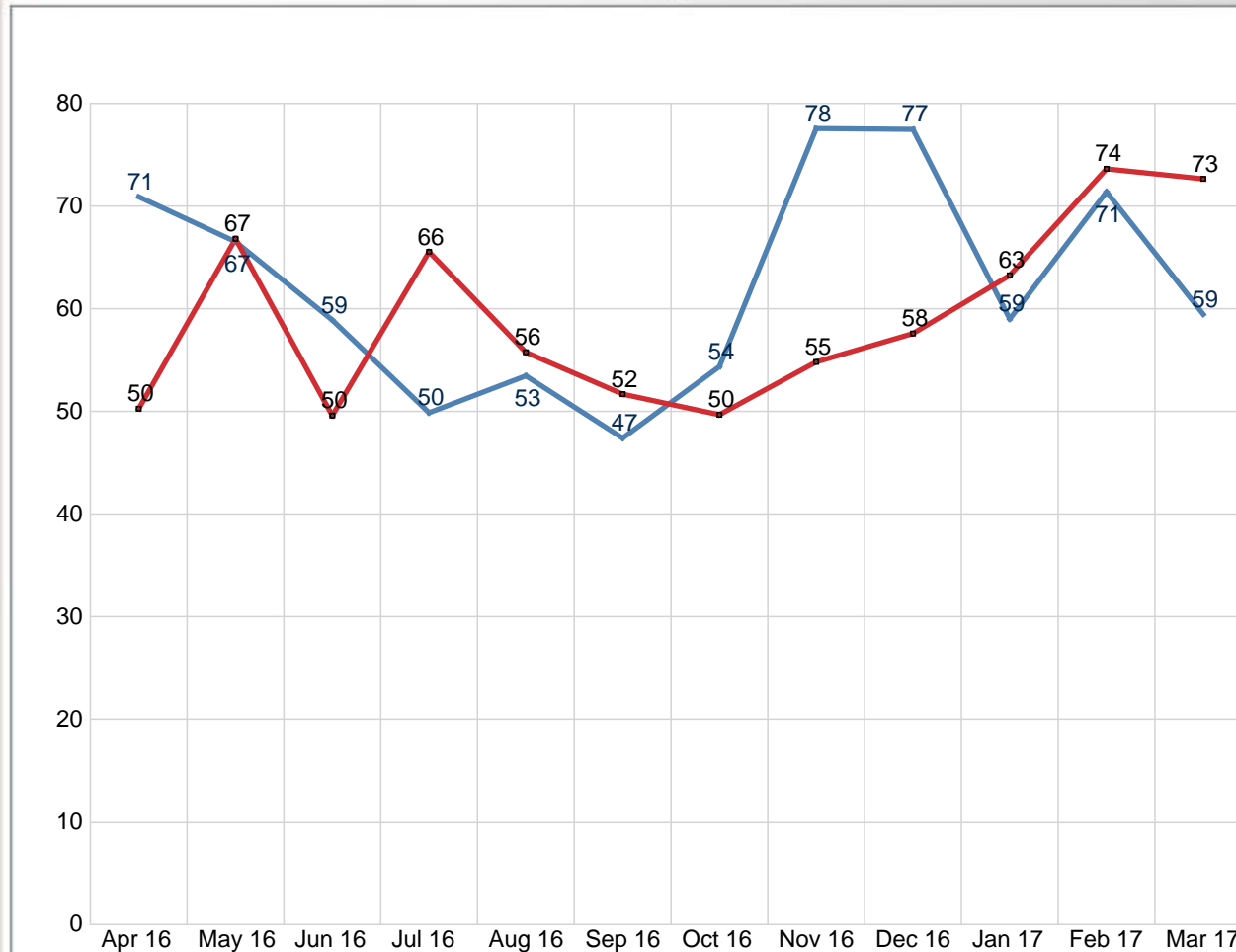
Report Produced on: Apr 11, 2017

Market Trends

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

■ April 2015 - March 2016 (Previous Year)



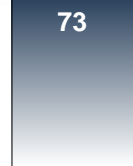
Comparative Analysis

MARCH

2016

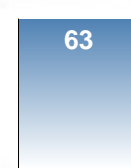


2017

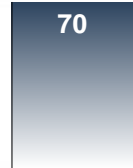


YEAR TO DATE (YTD)

Jan - Mar 2016

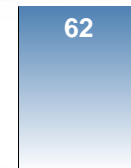


Jan - Mar 2017

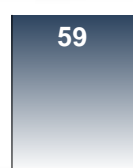


12 MONTH COMPARATIVE

Apr 15 - Mar 16



Apr 16 - Mar 17





March 2017

Area Delimited by County Of Logan - Residential Property Type



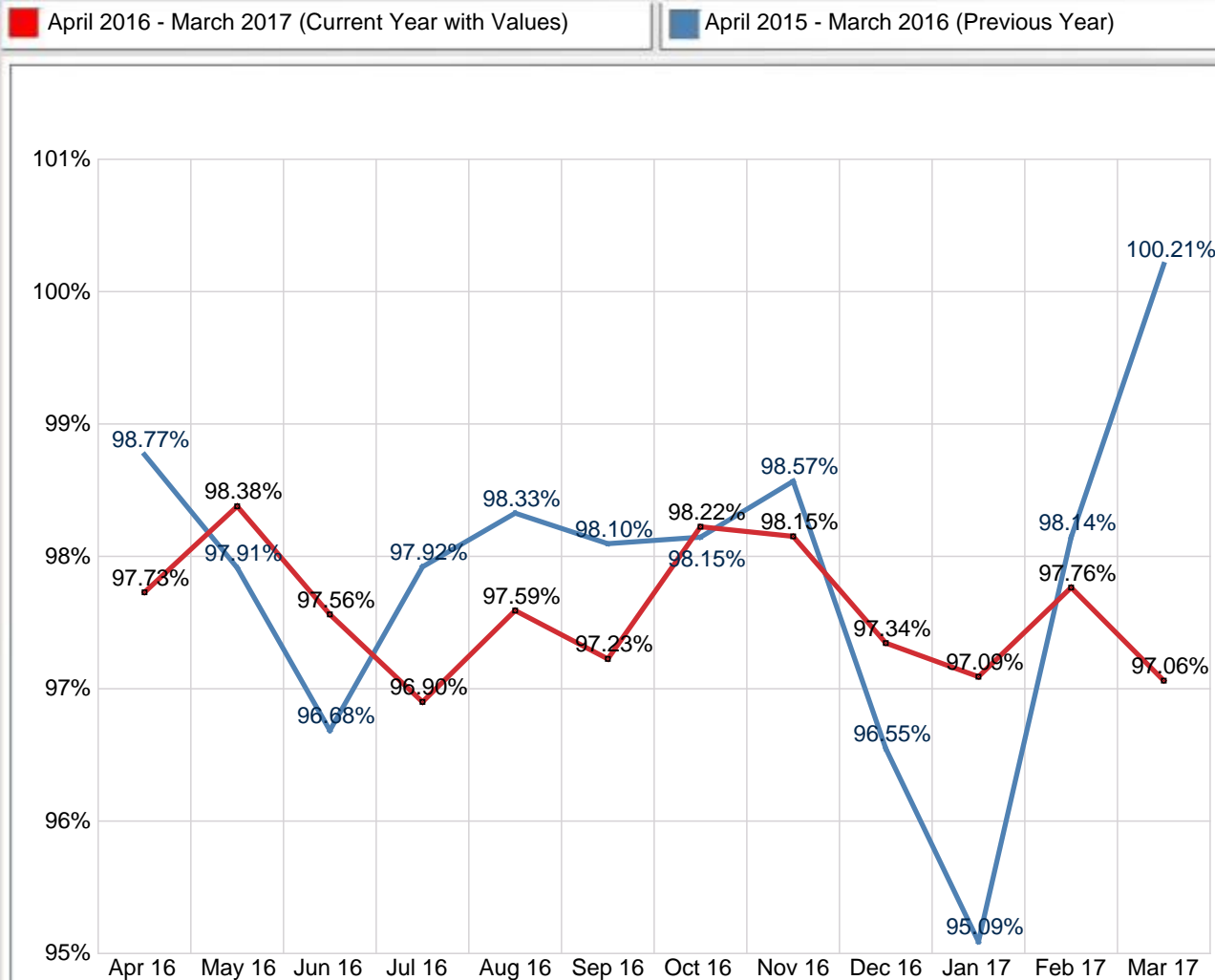
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Apr 11, 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

MARCH

2016	2017
100.21%	97.06%
-3.14%	

YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
98.21%	97.25%
-0.99%	

12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
97.87%	97.62%
-0.26%	



March 2017

Area Delimited by County Of Logan - Residential Property Type



Closed Sales by Average Sold Price

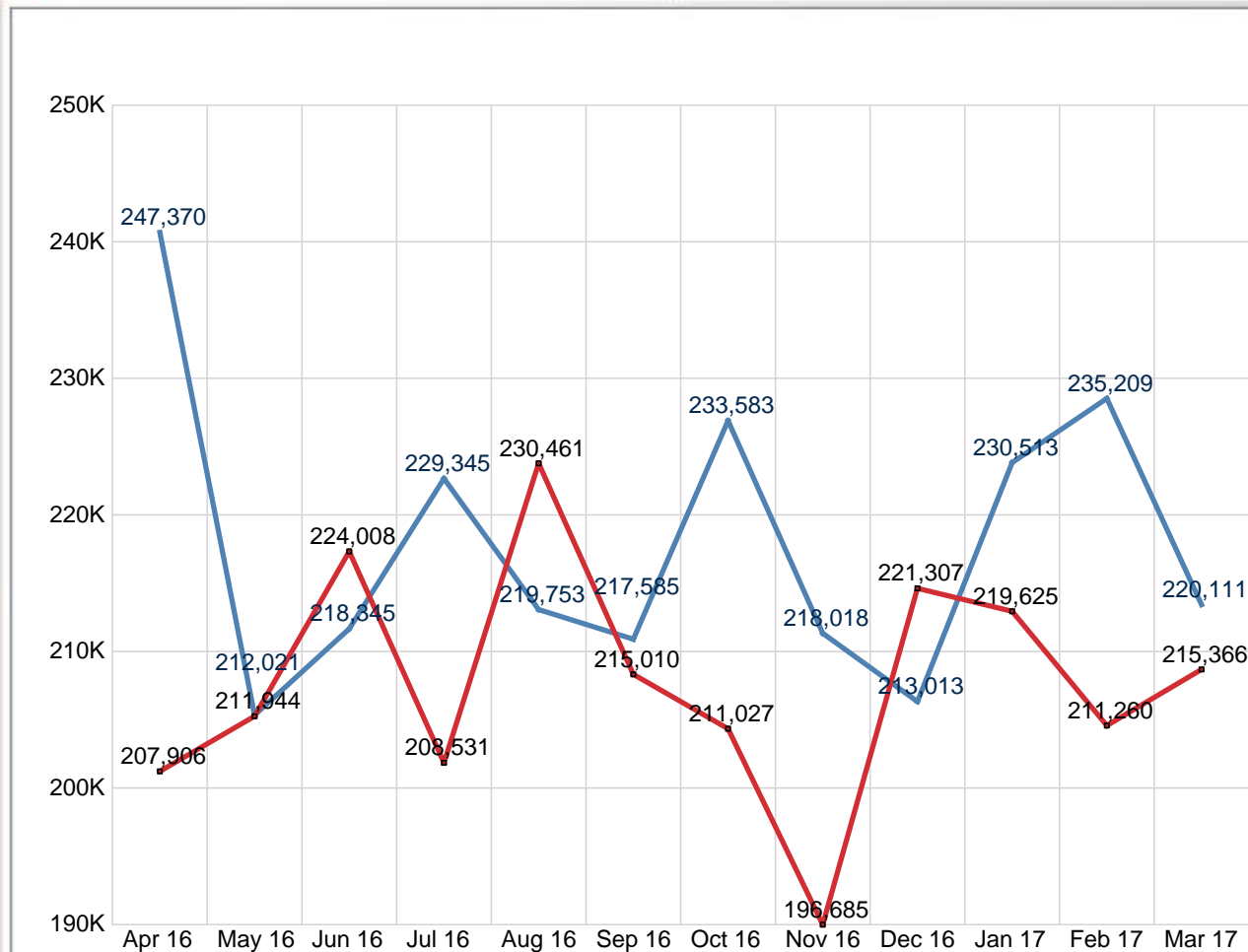
Report Produced on: Apr 11, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



Comparative Analysis

MARCH

2016	2017
220,111	215,366
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.16%</div>	

YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
227,249	215,804
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-5.04%</div>	

12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
223,515	214,745
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.92%</div>	