



# March 2017

Area Delimited by Zipcode 73044 - Residential Property Type

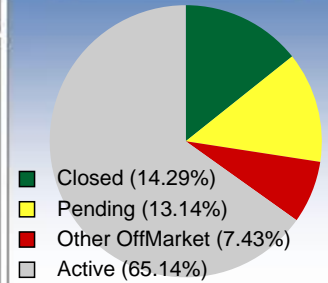


**Absorption:** Last 12 months, an Average of **30** Sales/Month

**Active Inventory** as of March 31, 2017 = **114**

	MARCH		
	2016	2017	+/- %
Closed Listings	25	25	0.00%
Pending Listings	36	23	-36.11%
New Listings	62	52	-16.13%
Median List Price	164,900	165,000	0.06%
Median Sale Price	164,900	165,000	0.06%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	19.00	45.00	136.84%
End of Month Inventory	142	114	-19.72%
Months Supply of Inventory	4.98	3.85	-22.66%

## Market Activity



Report Produced on: Apr 11, 2017

# Monthly Inventory Analysis

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 **19.72%** to 114 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 **3.85** 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 **0.06%** in March 2017 to \$165,000 versus the previous year at \$164,900.

### Median Days on Market Lengthens

The median number of **45.00** days that homes spent on the market before selling increased by 26.00 days or **136.84%** in March 2017 compared to last year's same month at **19.00** 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 strong this month.

There were 52 New Listings in March 2017, down **16.13%** from last year at 62. Furthermore, there were 25 Closed Listings this month versus last year at 25, a **0.00%** decrease.

Closed versus Listed trends yielded a **48.1%** ratio, up from previous year's, March 2016, at **40.3%**, a **19.23%** 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

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

## 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

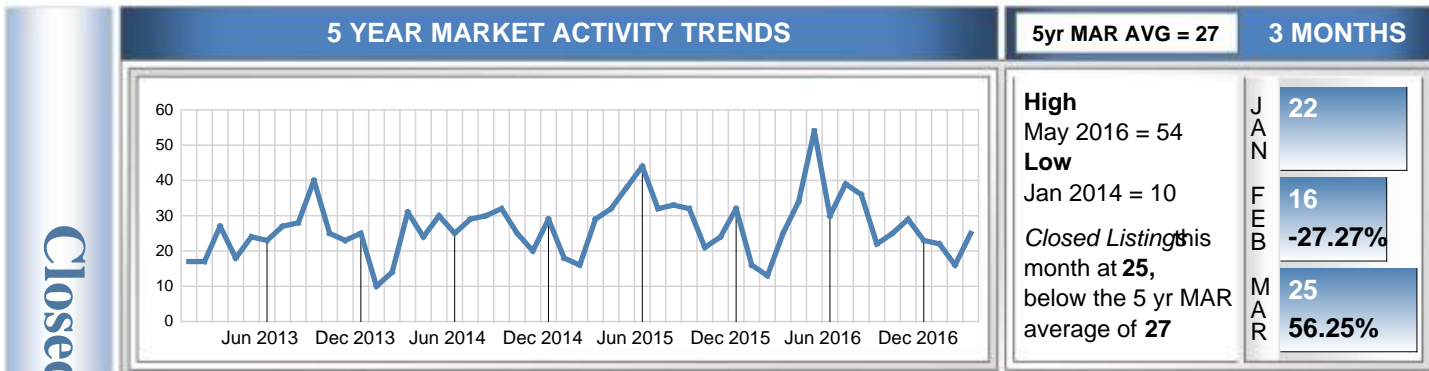
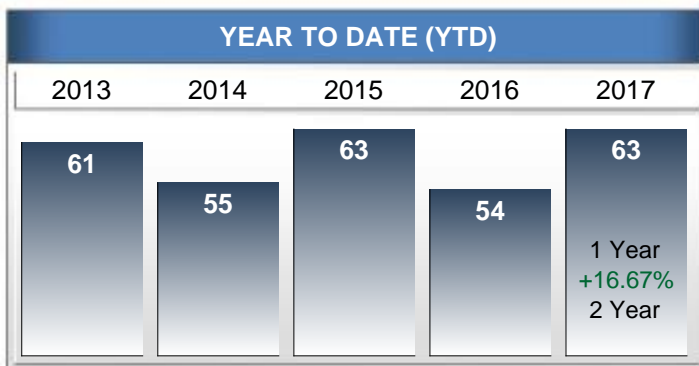
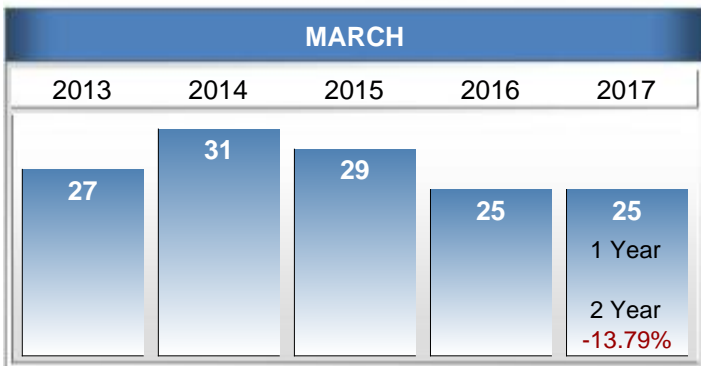
Closed Sales as of Apr 10, 2017



### Closed Listings

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Closed Listings

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#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	1	4.00%	113.0	0	1	0	0
\$25,001 - \$75,000	4	16.00%	78.0	1	3	0	0
\$75,001 - \$100,000	2	8.00%	4.0	1	1	0	0
\$100,001 - \$150,000	5	20.00%	19.0	1	3	1	0
\$150,001 - \$200,000	6	24.00%	39.5	0	4	2	0
\$200,001 - \$275,000	4	16.00%	103.0	0	3	1	0
\$275,001 and up	3	12.00%	58.0	0	0	3	0
Total Closed Units: 25				45.0			
Total Closed Volume:		3,805,150		269.50K	1.95M	1.59M	0.00B
Median Closed Price:		\$165,000		\$82,500	\$140,500	\$213,500	\$0



# Monthly Inventory Analysis

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## March 2017

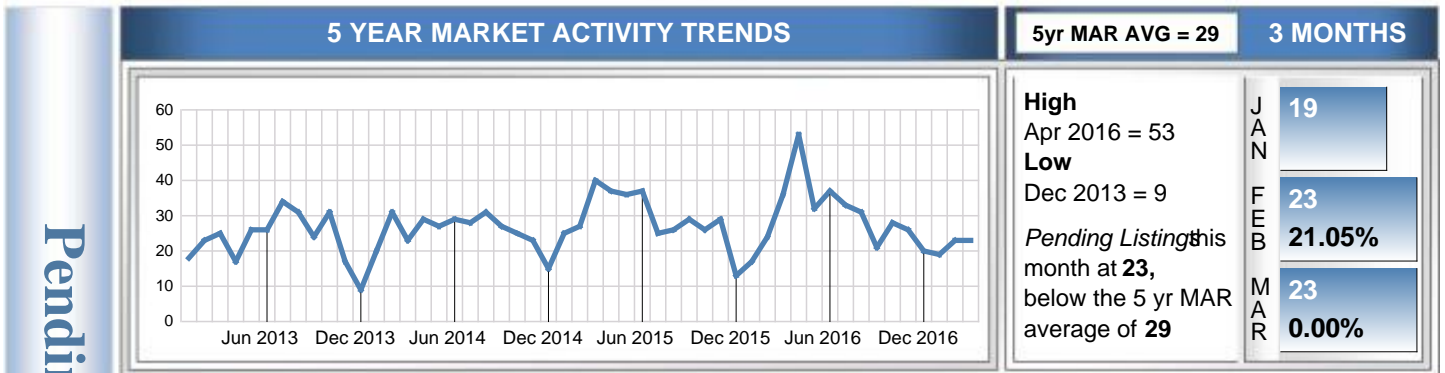
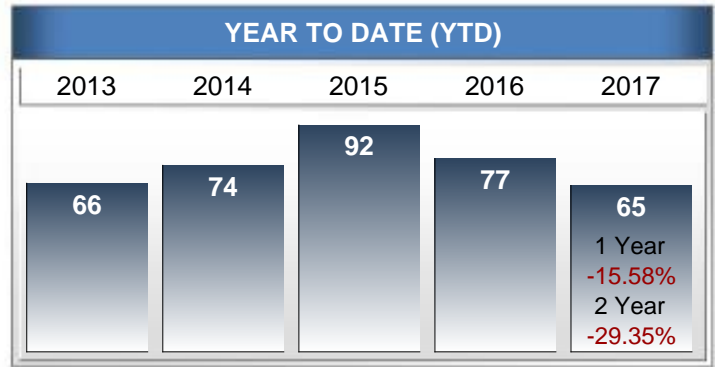
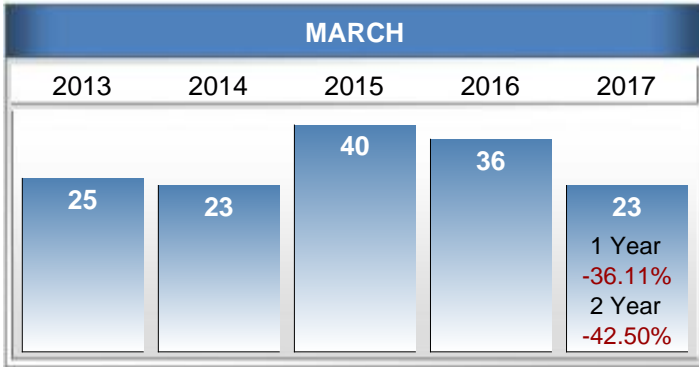
Pending Listings as of Apr 10, 2017



### Pending Listings

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - 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+
\$60,000 and less	2	8.70%	3.5	1	1	0	0
\$60,001 - \$90,000	3	13.04%	6.0	0	3	0	0
\$90,001 - \$110,000	2	8.70%	2.0	1	0	1	0
\$110,001 - \$190,000	6	26.09%	15.5	3	2	0	1
\$190,001 - \$230,000	3	13.04%	62.0	0	2	1	0
\$230,001 - \$250,000	3	13.04%	91.0	0	1	2	0
\$250,001 and up	4	17.39%	137.0	1	1	2	0
Total Pending Units:				6	10	6	1
Total Pending Volume:				821.90K	1.45M	1.30M	139.00K
Median Listing Price:				\$132,000	\$128,850	\$235,900	\$139,000



# Monthly Inventory Analysis

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## March 2017

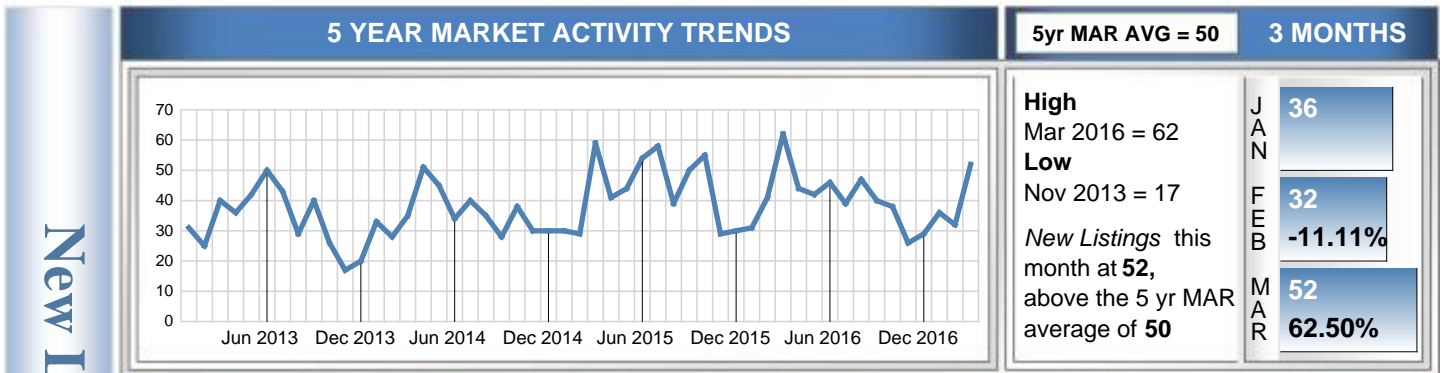
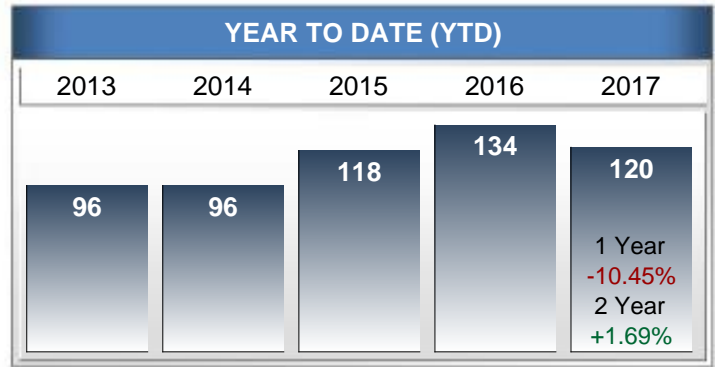
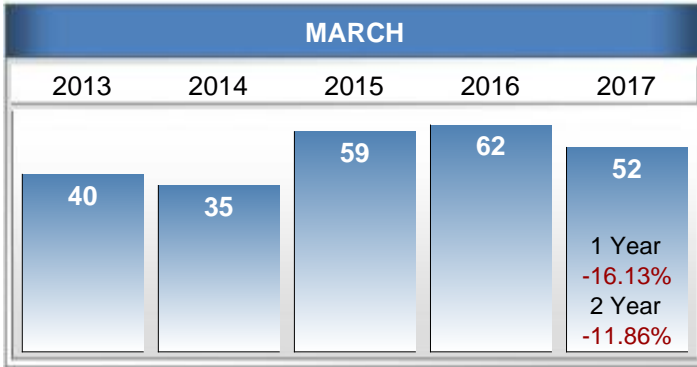
New Listings as of Apr 10, 2017



### New Listings

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



#### 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	5	9.62%	2	3	0	0
\$50,001 - \$75,000	2	3.85%	1	1	0	0
\$75,001 - \$125,000	11	21.15%	4	6	1	0
\$125,001 - \$200,000	11	21.15%	1	6	4	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0
\$200,001 - \$225,000	13	25.00%	0	7	6	0
\$225,001 and up	10	19.23%	1	3	5	1
Total New Listed Units:			9	26	16	1
Total New Listed Volume:			1.04M	4.00M	3.44M	425.00K
Median New Listed Listing Price:			\$85,000	\$156,950	\$220,000	\$425,000

New Listings

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# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2017

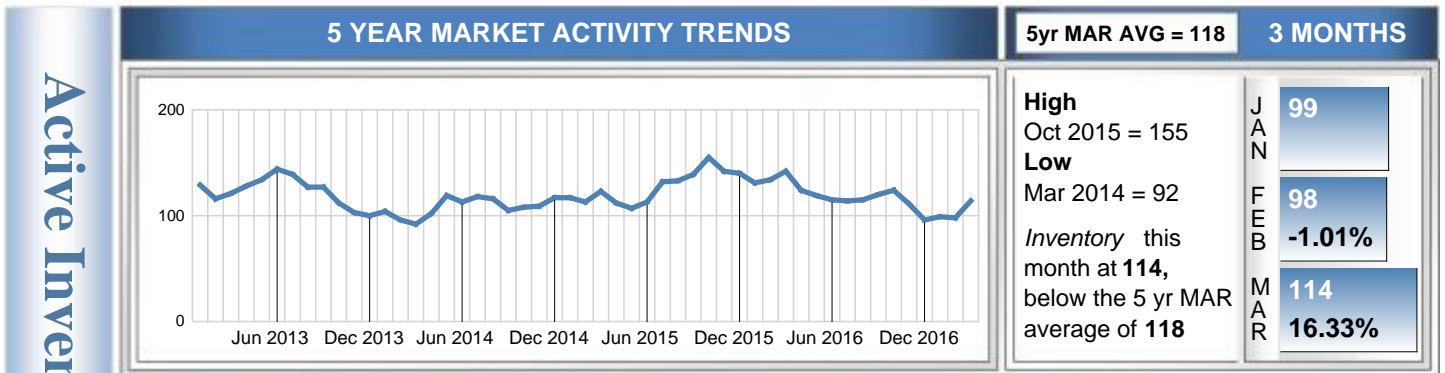
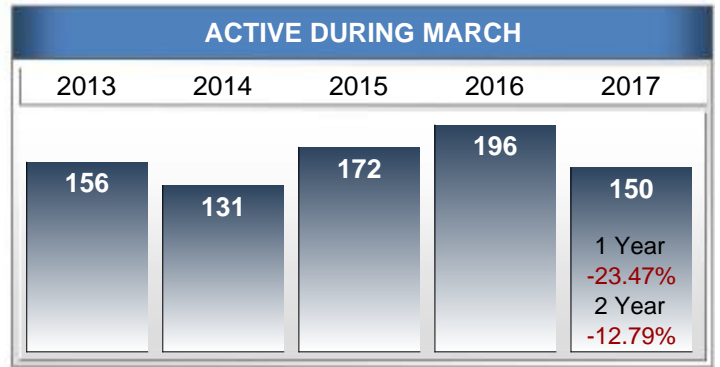
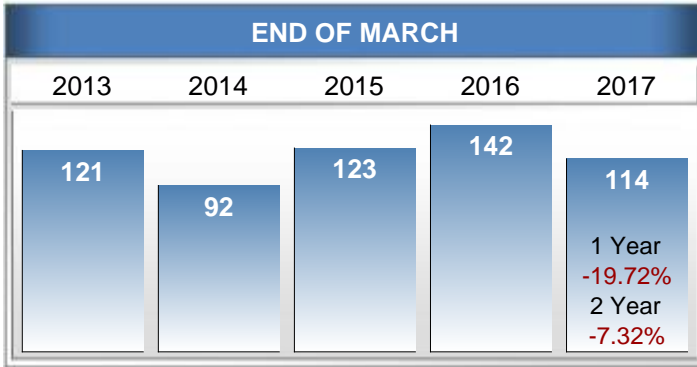
Active Inventory as of Apr 10, 2017



### Active Inventory

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Active Inventory

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

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	9	7.89%	44.0	3	5	1	0		
\$50,001 - \$75,000	6	5.26%	119.0	5	1	0	0		
\$75,001 - \$150,000	25	21.93%	56.0	5	17	2	1		
\$150,001 - \$200,000	20	17.54%	68.5	1	13	5	1		
\$200,001 - \$225,000	19	16.67%	28.0	0	11	8	0		
\$225,001 - \$300,000	21	18.42%	77.0	0	11	8	2		
\$300,001 and up	14	12.28%	51.0	1	1	9	3		
Total Active Inventory by Units:				114	53.0	15	59	33	7
Total Active Inventory by Volume:				22,030,137		1.38M	10.44M	8.27M	1.94M
Median Active Inventory Listing Price:				\$197,450		\$75,000	\$164,900	\$229,500	\$277,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2017

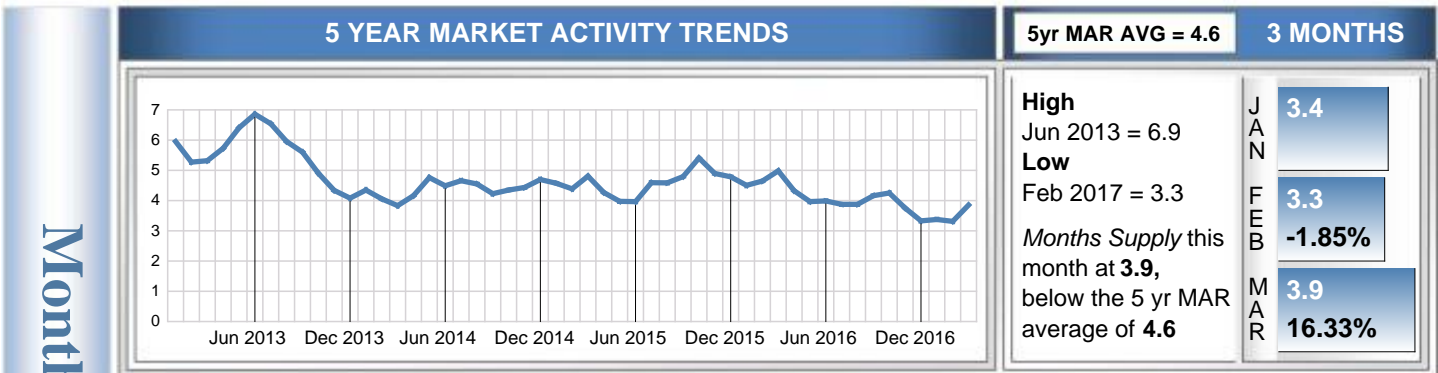
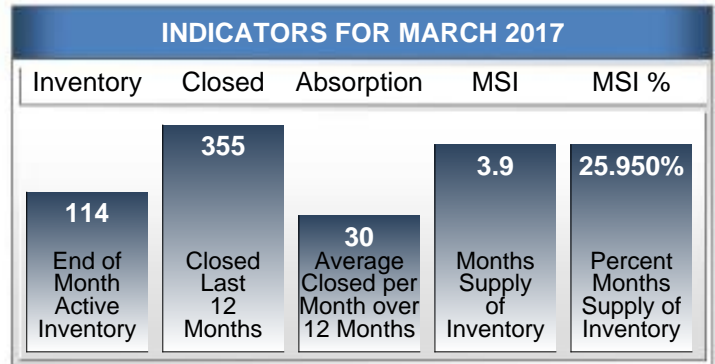
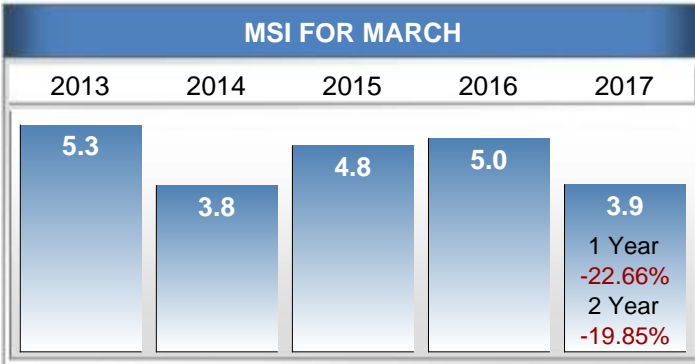
Active Inventory as of Apr 10, 2017



### Months Supply of Inventory

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Months Supply

Ready to Buy or Sell Real Estate?  
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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+
\$50,000 and less	9	7.89%	2.8	2.6	3.0	3.0	0.0
\$50,001 - \$75,000	6	5.26%	3.1	8.6	1.1	0.0	0.0
\$75,001 - \$150,000	25	21.93%	3.1	3.2	3.0	2.7	0.0
\$150,001 - \$200,000	20	17.54%	2.8	0.0	2.4	3.0	12.0
\$200,001 - \$225,000	19	16.67%	6.0	0.0	6.0	8.7	0.0
\$225,001 - \$300,000	21	18.42%	4.0	0.0	3.9	3.8	6.0
\$300,001 and up	14	12.28%	15.3	0.0	6.0	15.4	18.0
MSI:	3.9			4.5	3.2	5.1	5.6
Total Active Inventory:	114			15	59	33	7



# Monthly Inventory Analysis

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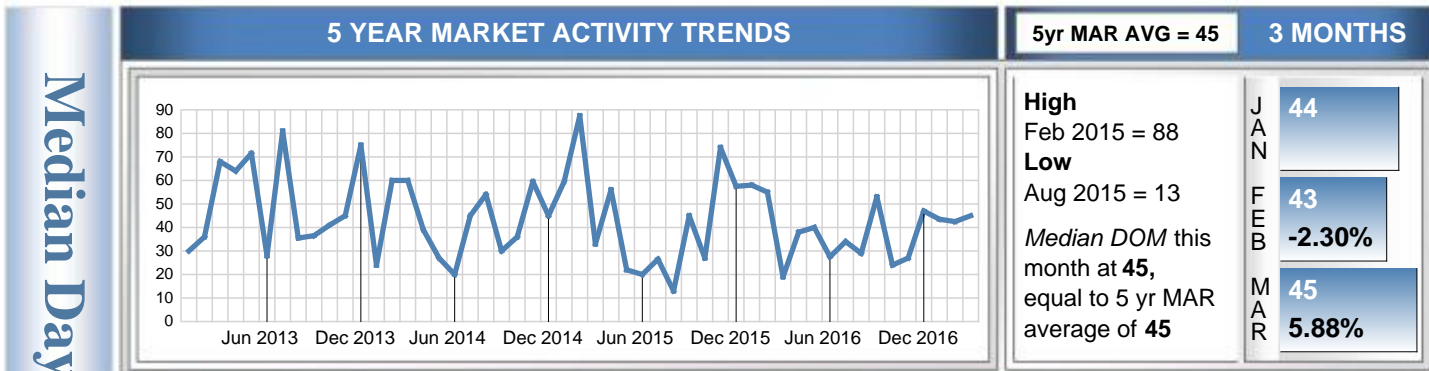
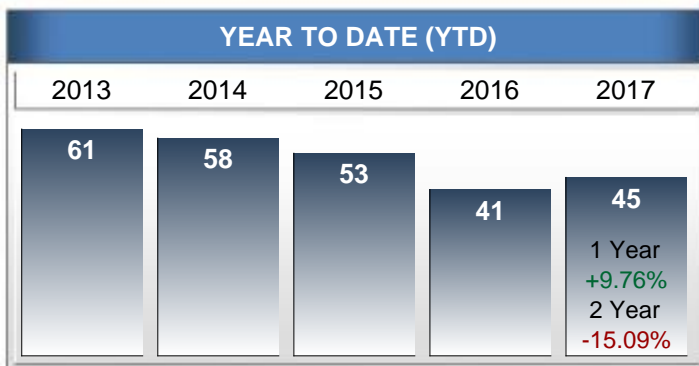
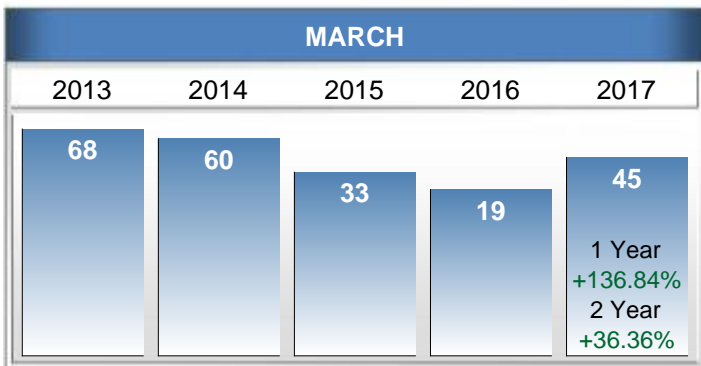
Closed Sales as of Apr 10, 2017



### Median Days on Market to Sale

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - Residential Property Type



Median Days on Market

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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+
\$25,000 and less	1	4.00%	113.0	0.0	113.0	0.0	0.0
\$25,001 - \$75,000	4	16.00%	78.0	3.0	141.0	0.0	0.0
\$75,001 - \$100,000	2	8.00%	4.0	7.0	1.0	0.0	0.0
\$100,001 - \$150,000	5	20.00%	19.0	61.0	9.0	38.0	0.0
\$150,001 - \$200,000	6	24.00%	39.5	0.0	74.5	34.5	0.0
\$200,001 - \$275,000	4	16.00%	103.0	0.0	100.0	106.0	0.0
\$275,001 and up	3	12.00%	58.0	0.0	0.0	58.0	0.0
Median Closed DOM:	45.0			7.0	45.0	58.0	0.0
Total Closed Units:	25			3	15	7	
Total Closed Volume:	3,805,150			269.50K	1.95M	1.59M	0.00B



# Monthly Inventory Analysis

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## March 2017

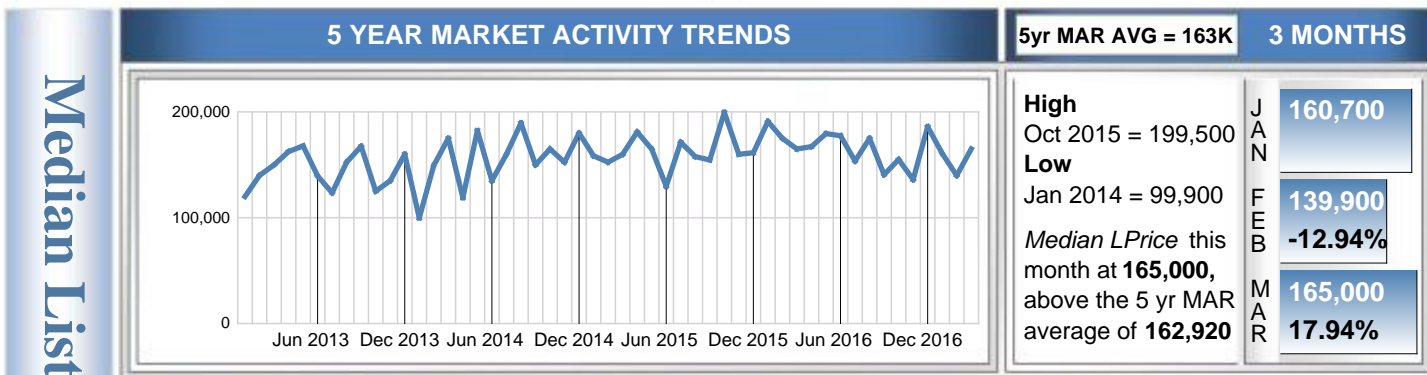
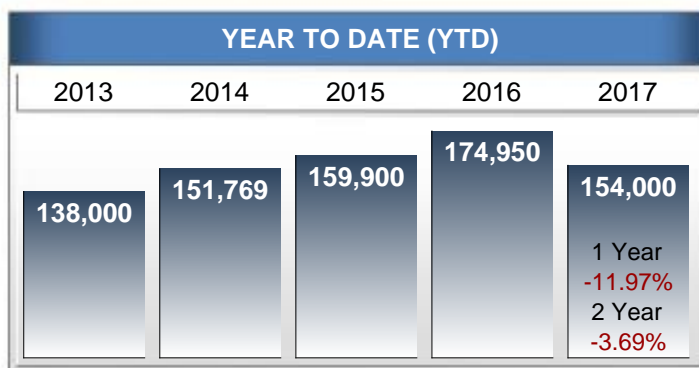
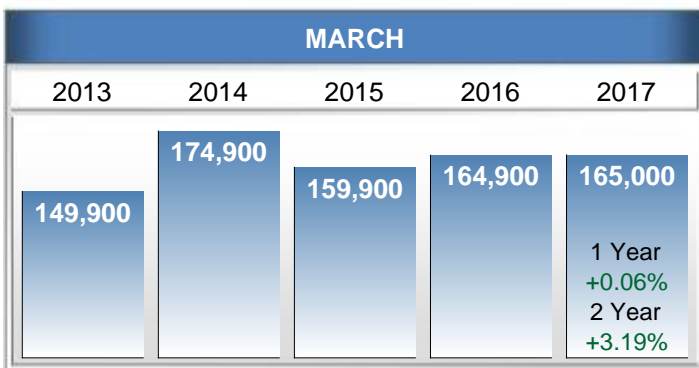
Closed Sales as of Apr 10, 2017



### Median List Price at Closing

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1		4.00%	15,900	0	15,900	0	0
\$25,001 - \$75,000	3		12.00%	51,000	39,900	54,000	0	0
\$75,001 - \$100,000	3		12.00%	89,900	85,000	92,450	0	0
\$100,001 - \$150,000	5		20.00%	129,900	149,000	120,000	129,900	0
\$150,001 - \$200,000	6		24.00%	176,900	0	170,100	190,900	0
\$200,001 - \$275,000	4		16.00%	219,275	0	219,900	218,650	0
\$275,001 and up	3		12.00%	289,000	0	0	289,000	0
Median List Price:		\$165,000			\$85,000	\$139,900	\$218,650	\$0
Total Closed Units:		25			3	15	7	
Total List Volume:		3,894,950			273.90K	2.02M	1.60M	0.00B





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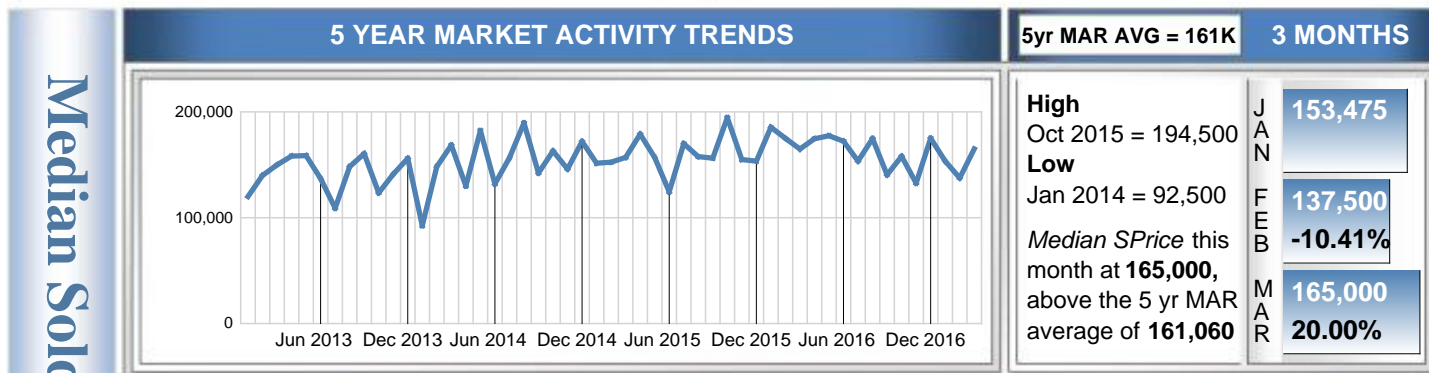
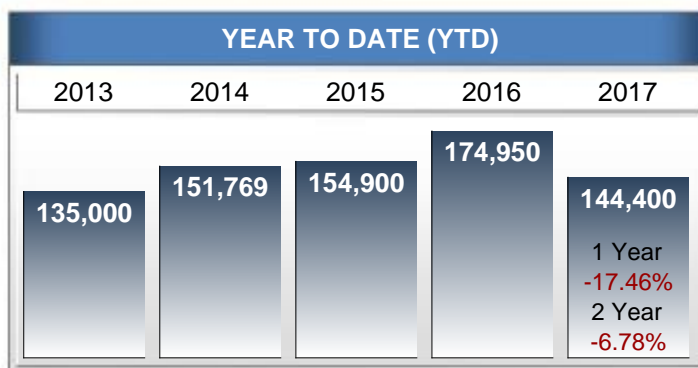
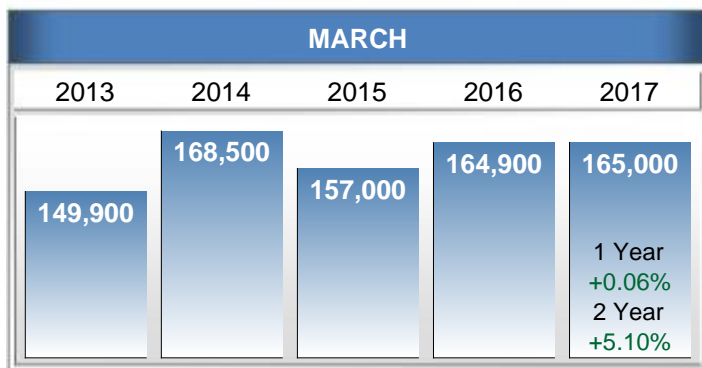
Closed Sales as of Apr 10, 2017



### Median Sold Price at Closing

Report Produced on: Apr 11, 2017

Area Delimited by Zipcode 73044 - 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+
\$25,000 and less	1		4.00%	16,500	0	16,500	0	0
\$25,001 - \$75,000	4		16.00%	47,000	43,000	51,000	0	0
\$75,001 - \$100,000	2		8.00%	87,750	82,500	93,000	0	0
\$100,001 - \$150,000	5		20.00%	120,000	144,000	118,000	120,000	0
\$150,001 - \$200,000	6		24.00%	170,100	0	166,650	189,950	0
\$200,001 - \$275,000	4		16.00%	216,700	0	219,900	213,500	0
\$275,001 and up	3		12.00%	289,150	0	0	289,150	0
Median Closed Price:		\$165,000			\$82,500	\$140,500	\$213,500	\$0
Total Closed Units:		25			3	15	7	
Total Closed Volume:		3,805,150			269.50K	1.95M	1.59M	0.00B



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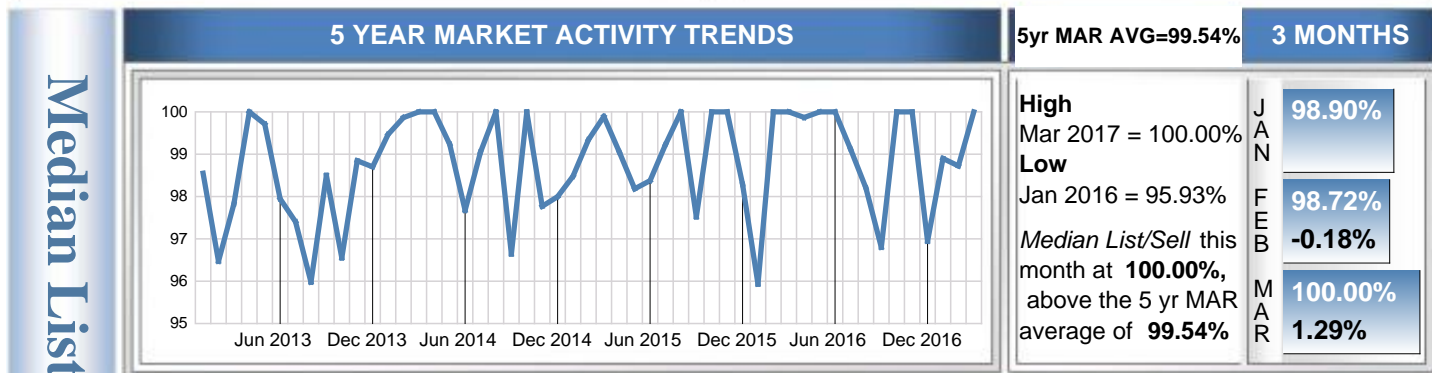
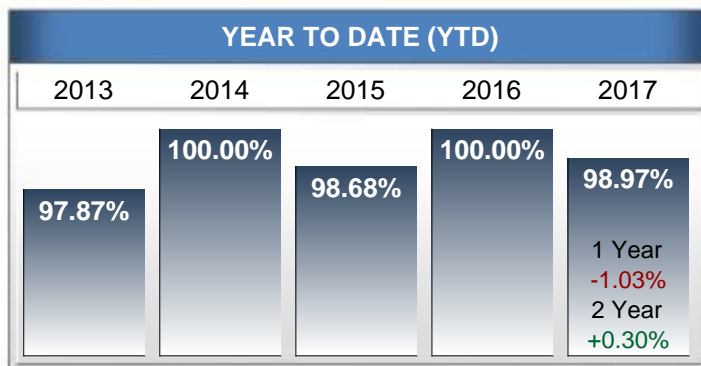
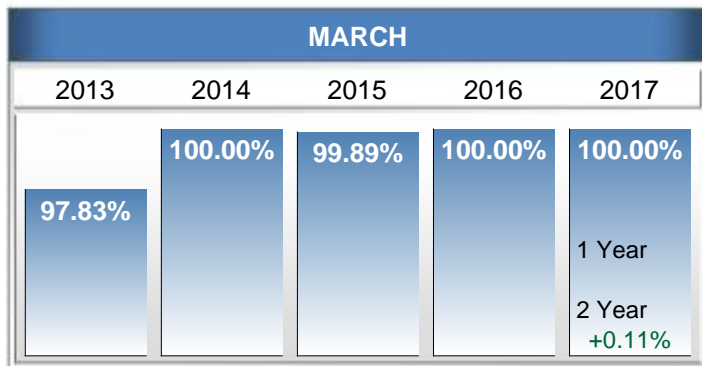
Closed Sales as of Apr 10, 2017



### Median Percent of List Price to Selling Price

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Area Delimited by Zipcode 73044 - Residential Property Type



Median List/Sell Price

Ready to Buy or Sell Real Estate?  
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+
\$25,000 and less	1	4.00%	103.77%	0.00%	103.77%	0.00%	0.00%
\$25,001 - \$75,000	4	16.00%	91.71%	107.77%	83.43%	0.00%	0.00%
\$75,001 - \$100,000	2	8.00%	97.48%	97.06%	97.89%	0.00%	0.00%
\$100,001 - \$150,000	5	20.00%	98.33%	96.64%	100.00%	92.38%	0.00%
\$150,001 - \$200,000	6	24.00%	100.00%	0.00%	100.00%	99.48%	0.00%
\$200,001 - \$275,000	4	16.00%	98.30%	0.00%	98.56%	97.64%	0.00%
\$275,001 and up	3	12.00%	100.00%	0.00%	0.00%	100.00%	0.00%
Median List/Sell Ratio:	100.00%			97.06%	100.00%	100.00%	0.00%
Total Closed Units:	25			3	15	7	
Total Closed Volume:	3,805,150			269.50K	1.95M	1.59M	0.00B



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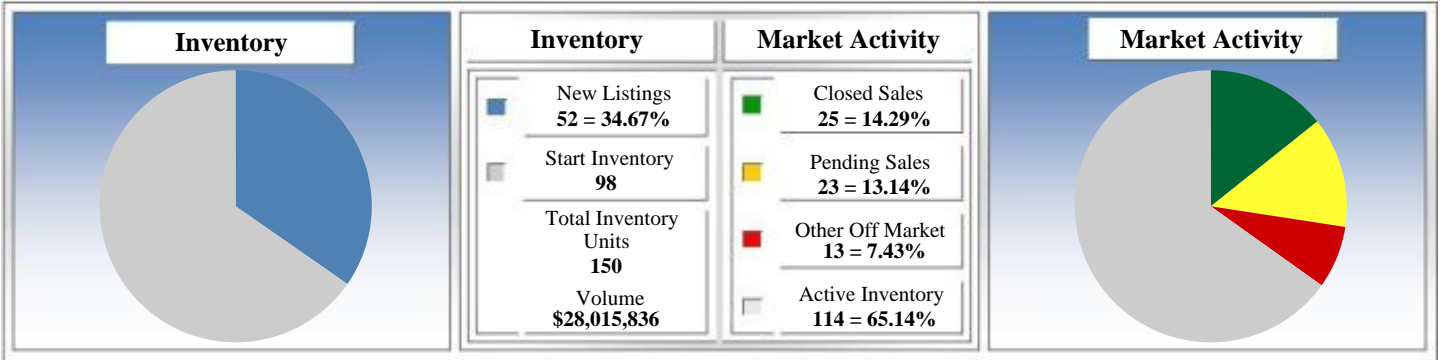
Inventory as of Apr 10, 2017



### Market Summary

Report Produced on: Apr 11, 2017

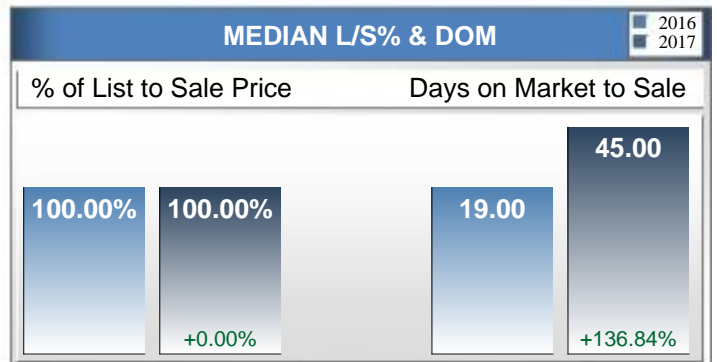
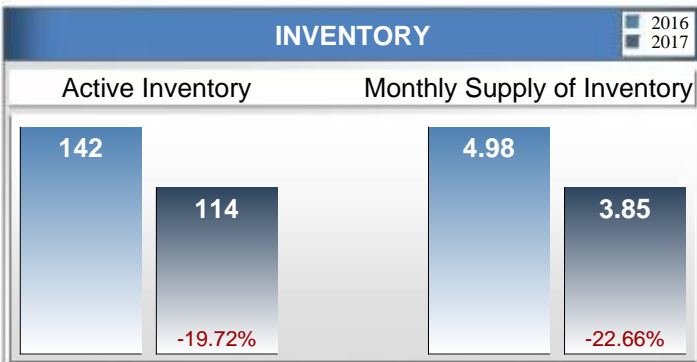
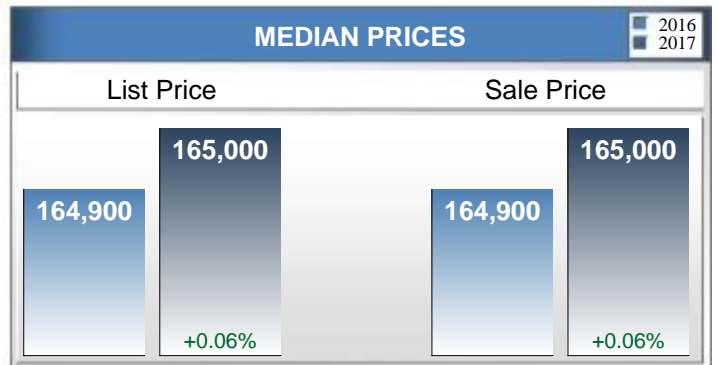
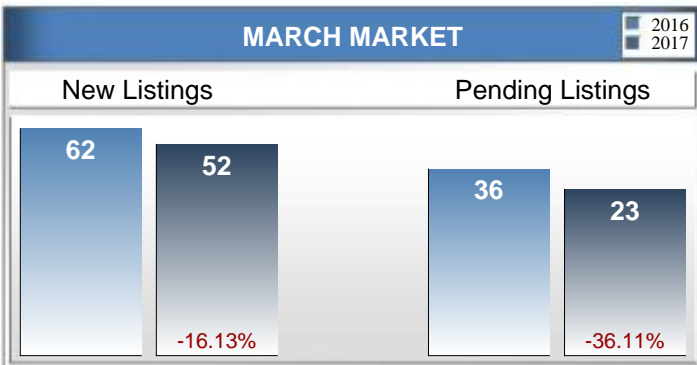
Area Delimited by Zipcode 73044 - Residential Property Type



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

**Active Inventory** as of March 31, 2017 = 114

	MARCH			Year To Date		
	2016	2017	+/-%	2016	2017	+/-%
Closed Sales	25	25	0.00%	54	63	16.67%
Pending Sales	36	23	-36.11%	77	65	-15.58%
New Listings	62	52	-16.13%	134	120	-10.45%
Median List Price	164,900	165,000	0.06%	174,950	154,000	-11.97%
Median Sale Price	164,900	165,000	0.06%	174,950	144,400	-17.46%
Median Percent of List Price to Selling Price	100.00%	100.00%	0.00%	100.00%	98.97%	-1.03%
Median Days on Market to Sale	19.00	45.00	136.84%	41.00	45.00	9.76%
Monthly Inventory	142	114	-19.72%	142	114	-19.72%
Months Supply of Inventory	4.98	3.85	-22.66%	4.98	3.85	-22.66%





# March 2017

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Units

Report Produced on: Apr 11, 2017

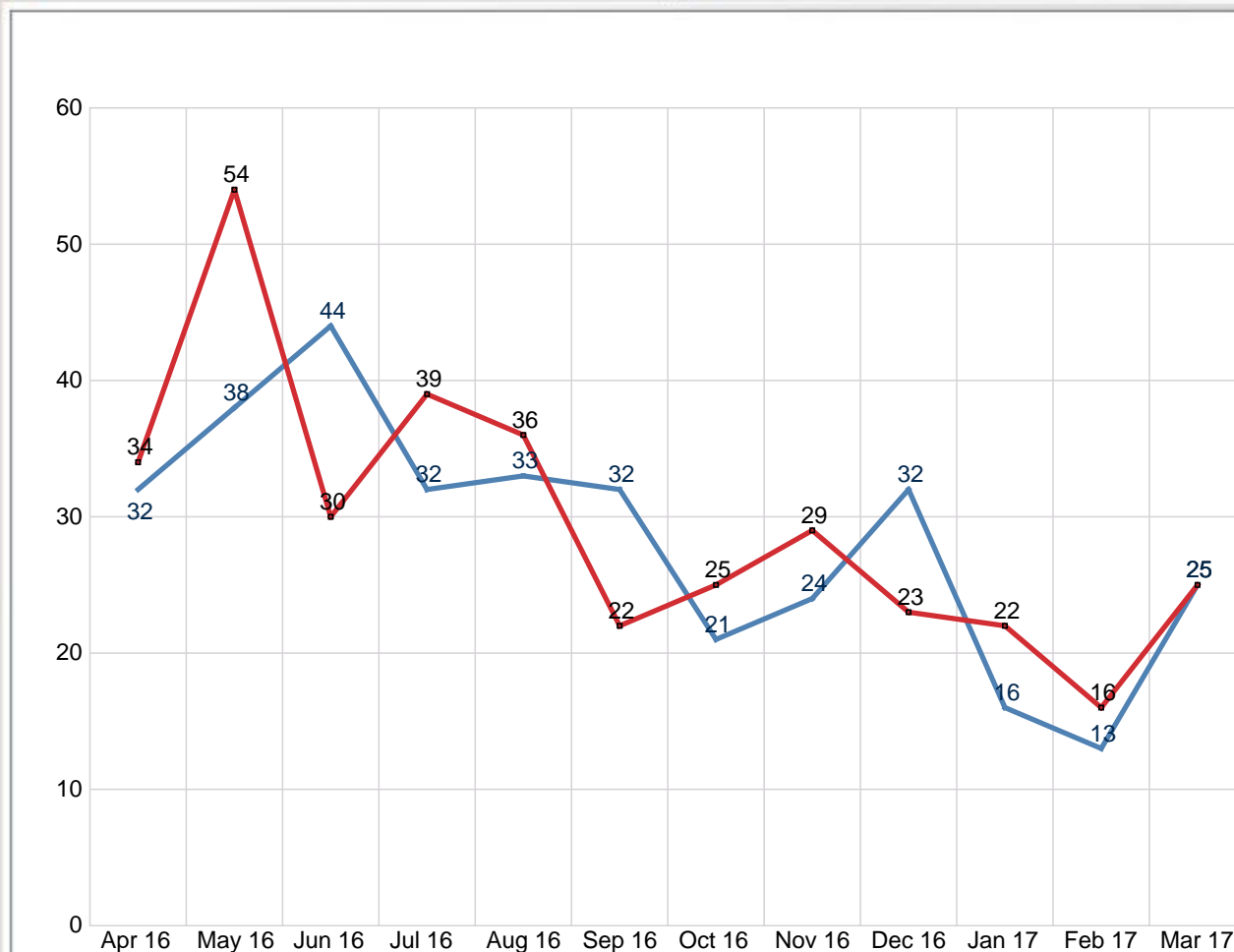
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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

2016      2017

25

25

#### YEAR TO DATE (YTD)

Jan - Mar 2016      Jan - Mar 2017

54

↑  
16.67%

63

#### 12 MONTH COMPARATIVE

Apr 15 - Mar 16      Apr 16 - Mar 17

342

↑  
3.80%

355



# March 2017

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Volume

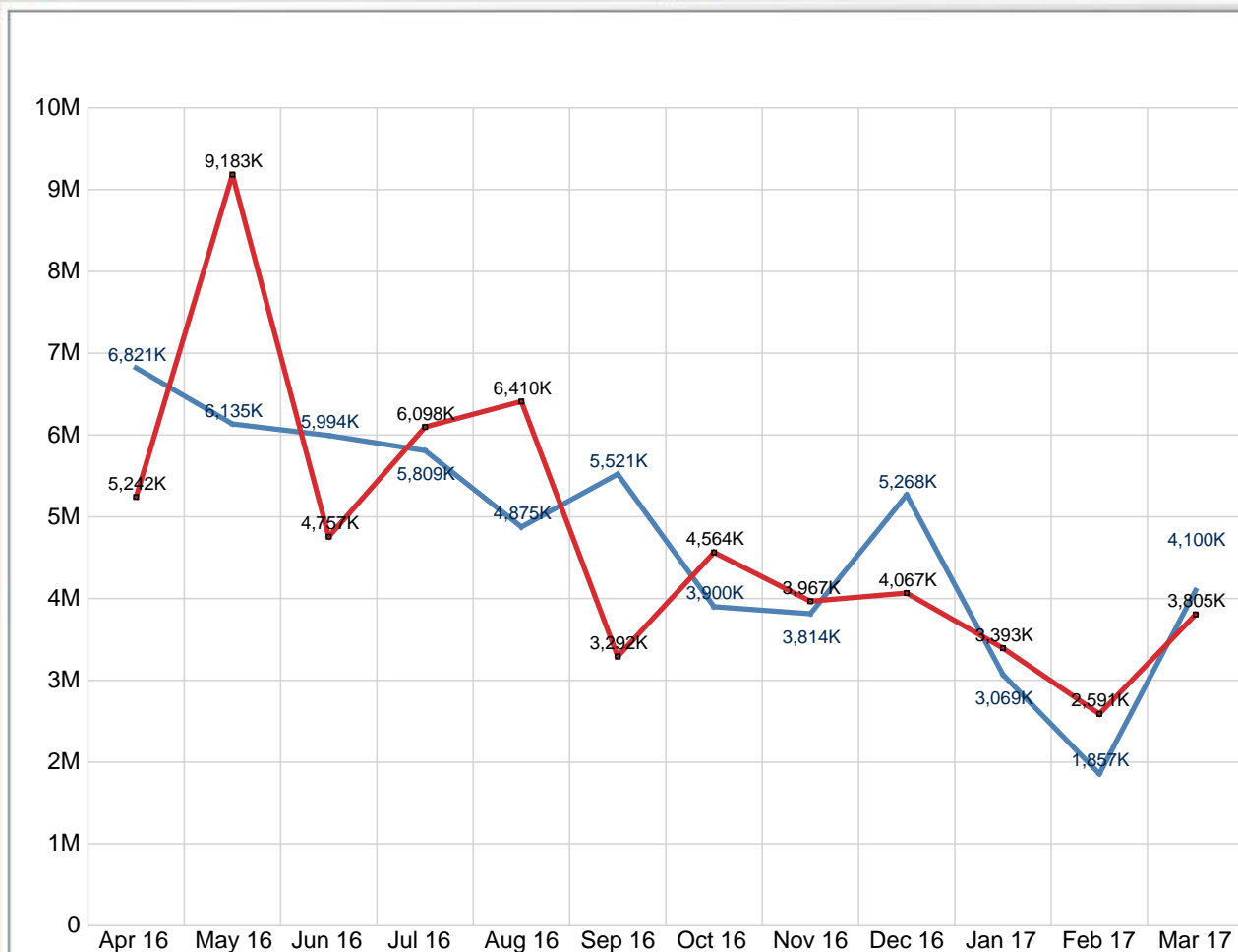
Report Produced on: Apr 11, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

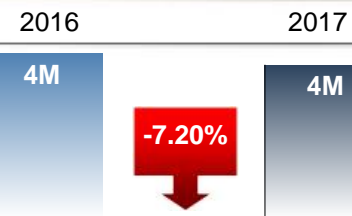
Ready to Buy or Sell Real Estate?  
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■ April 2016 - March 2017 (Current Year with Values)
 ■ April 2015 - March 2016 (Previous Year)

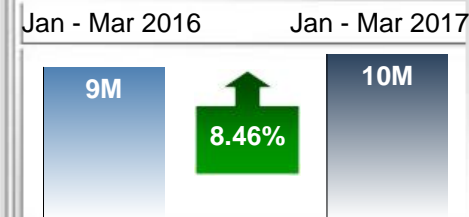


### Comparative Analysis

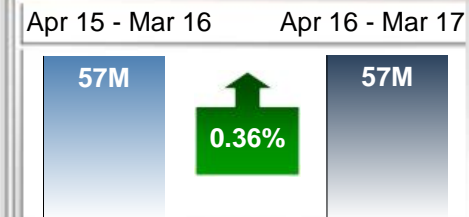
#### MARCH



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# March 2017

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Days on Market

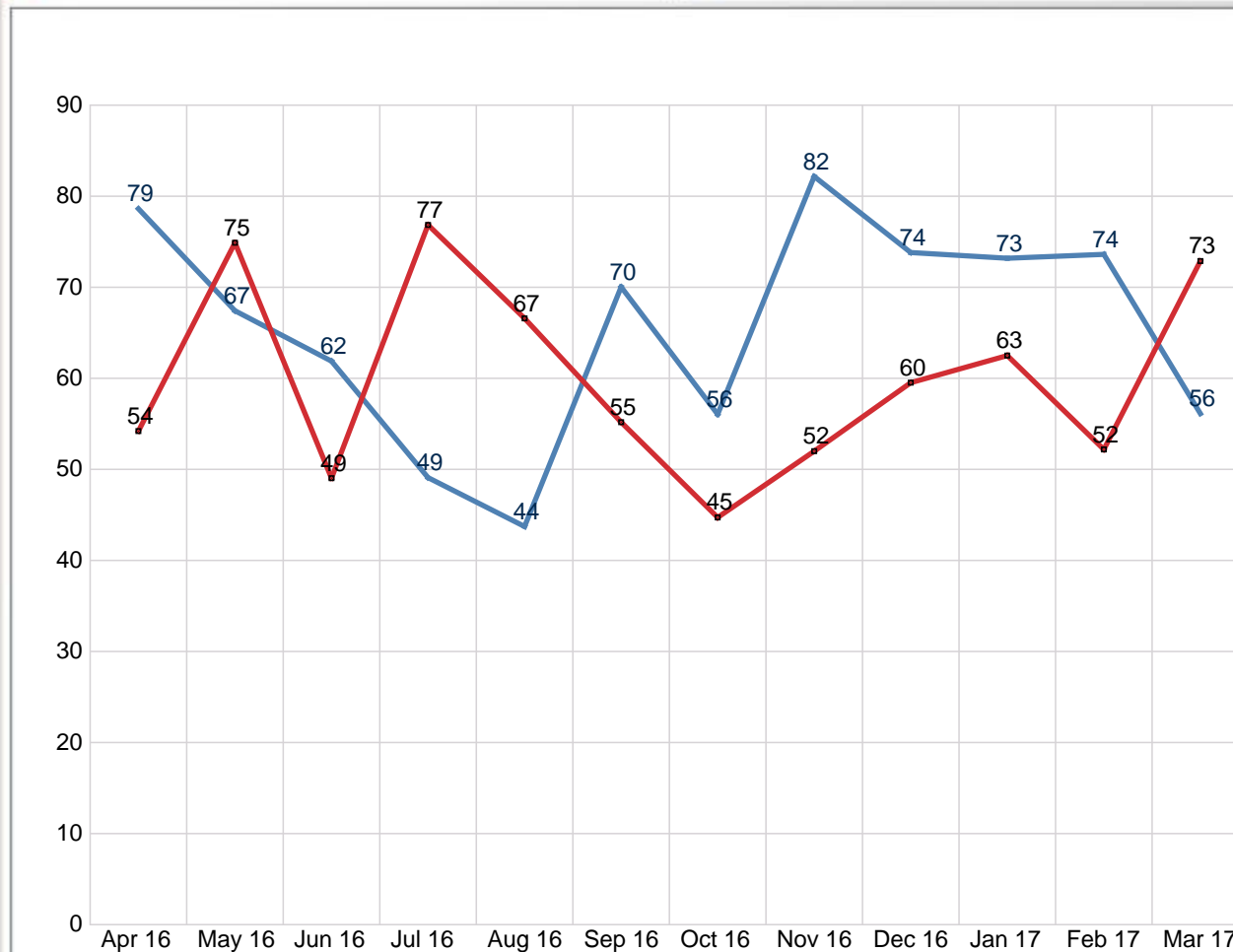
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Apr 11, 2017

Market Trends

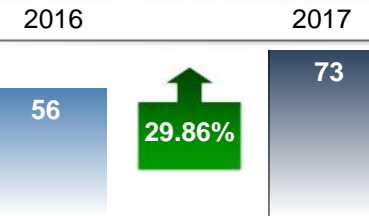
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■ April 2016 - March 2017 (Current Year with Values)
 ■ April 2015 - March 2016 (Previous Year)



### Comparative Analysis

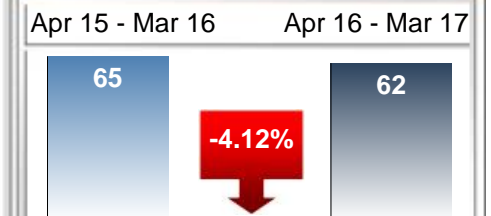
#### MARCH



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# March 2017

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

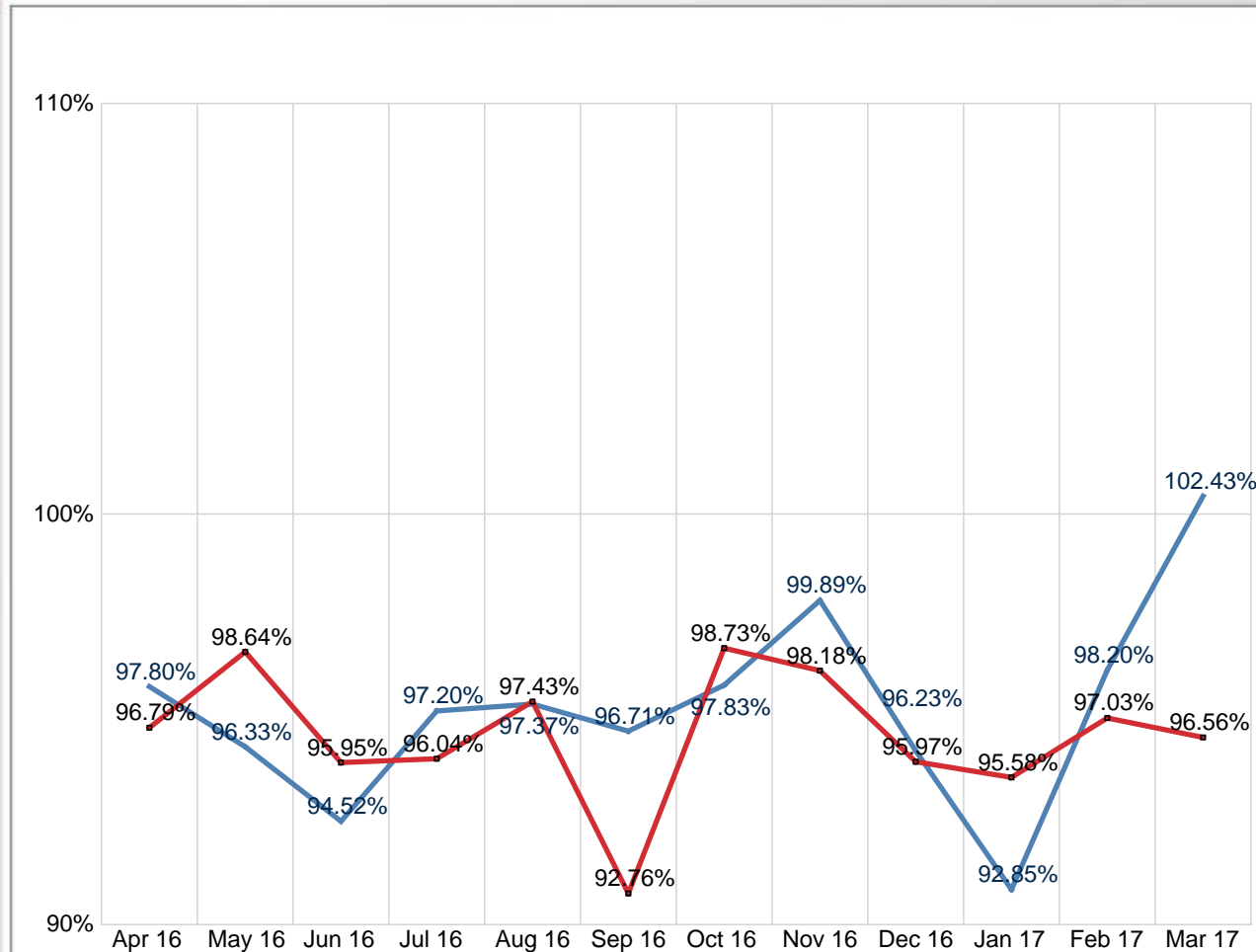
Report Produced on: Apr 11, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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### Comparative Analysis

#### MARCH

2016	2017
102.43%	96.56%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-5.74%</div> 	

#### YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
98.58%	96.34%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.27%</div> 	

#### 12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
97.14%	96.85%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.30%</div> 	



# March 2017

Area Delimited by Zipcode 73044 - Residential Property Type



## Closed Sales by Average Sold Price

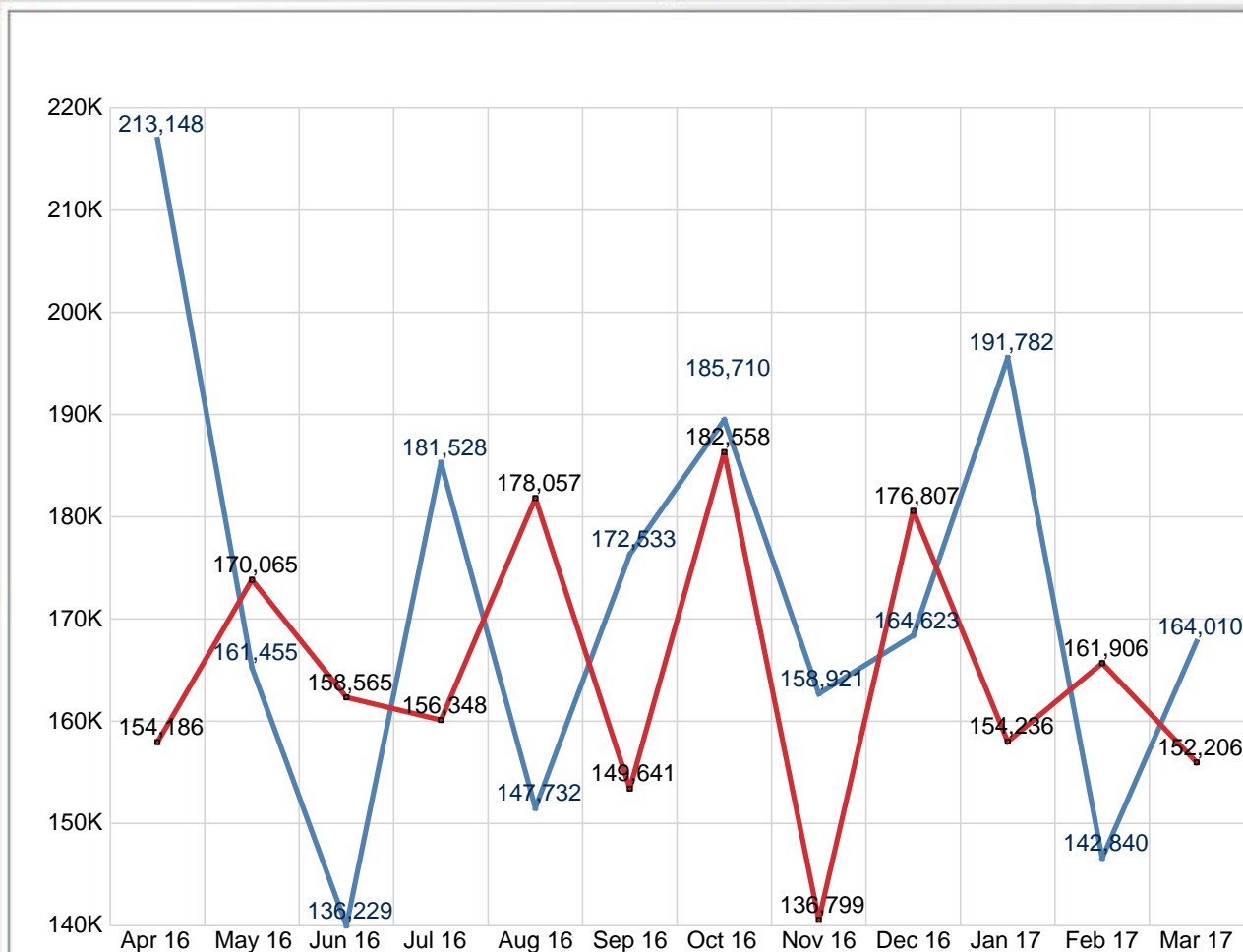
Report Produced on: Apr 11, 2017

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
164,010	152,206
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.20%</div> 	

#### YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
167,143	155,379
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.04%</div> 	

#### 12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
167,143	161,603
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-3.31%</div> 	