



# March 2017

Area Delimited by City Of Edmond -  
Residential Property Type

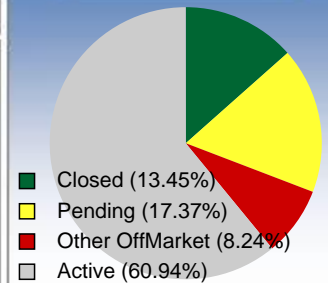


**Absorption:** Last 12 months, an Average of **319** Sales/Month

**Active Inventory** as of March 31, 2017 = **1,523**

	MARCH		
	2016	2017	+/- %
Closed Listings	328	336	2.44%
Pending Listings	370	434	17.30%
New Listings	608	642	5.59%
Median List Price	229,900	229,900	0.00%
Median Sale Price	228,750	228,000	-0.33%
Median Percent of List Price to Selling Price	99.04%	98.91%	-0.13%
Median Days on Market to Sale	26.00	38.00	46.15%
End of Month Inventory	1,503	1,523	1.33%
Months Supply of Inventory	4.48	4.78	6.69%

## 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) Increases

The total housing inventory at the end of March 2017 rose **1.33%** to 1,523 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 **4.78** 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 **0.33%** in March 2017 to \$228,000 versus the previous year at \$228,750.

### Median Days on Market Lengthens

The median number of **38.00** days that homes spent on the market before selling increased by 12.00 days or **46.15%** in March 2017 compared to last year's same month at **26.00** DOM.

### Sales Success for March 2017 is Positive

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

There were 642 New Listings in March 2017, up **5.59%** from last year at 608. Furthermore, there were 336 Closed Listings this month versus last year at 328, a **2.44%** increase.

Closed versus Listed trends yielded a **52.3%** ratio, down from previous year's, March 2016, at **53.9%**, a **2.99%** downswing. This will certainly create pressure on an increasing 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



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Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2017

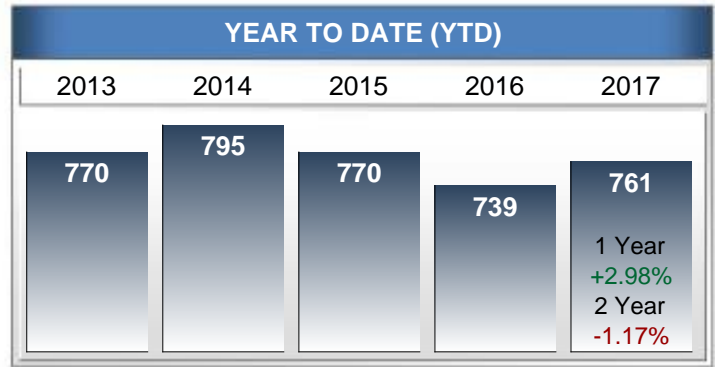
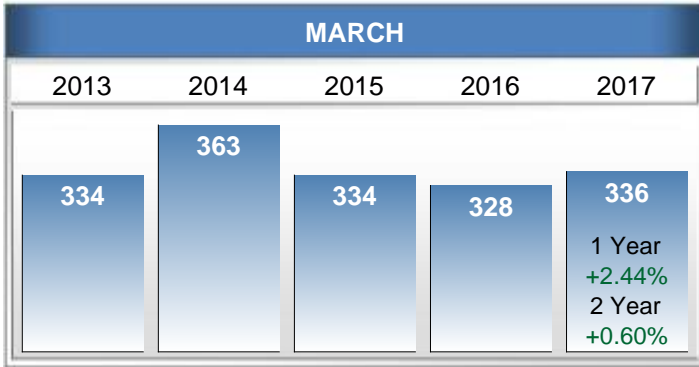
Closed Sales as of Apr 10, 2017



### Closed Listings

Report Produced on: Apr 11, 2017

Area Delimited by City Of Edmond - Residential Property Type



Closed Listings

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#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$125,000 and less	23	6.85%	4.0	9	14	0	0		
\$125,001 - \$150,000	30	8.93%	15.5	1	27	2	0		
\$150,001 - \$175,000	43	12.80%	39.0	1	35	6	1		
\$175,001 - \$250,000	102	30.36%	43.5	2	63	36	1		
\$250,001 - \$325,000	64	19.05%	60.5	0	23	38	3		
\$325,001 - \$425,000	39	11.61%	29.0	0	10	26	3		
\$425,001 and up	35	10.42%	66.0	0	2	26	7		
Total Closed Units:				336	38.0	13	174	134	15
Total Closed Volume:				87,803,885		1.63M	35.24M	43.49M	7.45M
Median Closed Price:				\$228,000		\$118,888	\$183,450	\$298,827	\$398,970



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2017

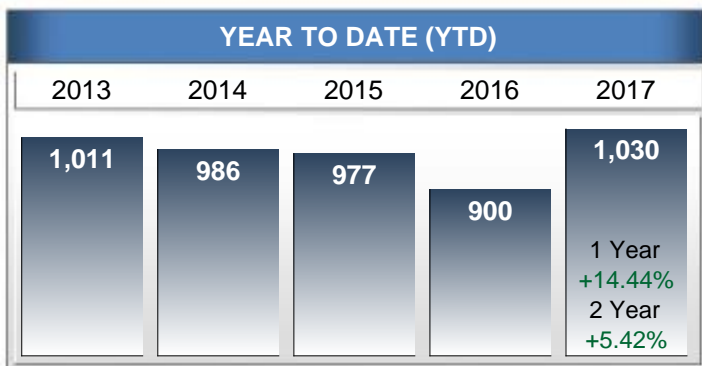
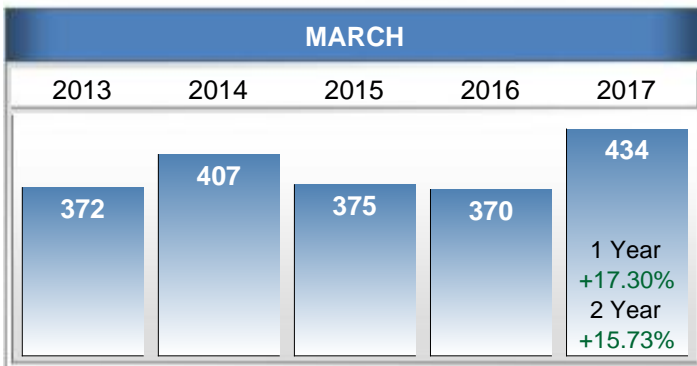
Pending Listings as of Apr 10, 2017



### Pending Listings

Report Produced on: Apr 11, 2017

Area Delimited by City Of Edmond - Residential Property Type



**Pending Listings**  
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**5yr MAR AVG = 392**    **3 MONTHS**

**High**  
 Apr 2015 = 446  
**Low**  
 Dec 2015 = 185  
*Pending Listings* this month at **434**, above the 5 yr MAR average of **392**

JAN	284
FEB	312
MAR	434
<b>9.86%</b>	
<b>39.10%</b>	

#### 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	5.07%	12.5	9	11	1	1	
\$125,001 - \$150,000	30	6.91%	9.0	1	27	1	1	
\$150,001 - \$200,000	97	22.35%	34.0	4	73	19	1	
\$200,001 - \$275,000	122	28.11%	38.0	1	65	53	3	
\$275,001 - \$325,000	52	11.98%	36.5	0	18	32	2	
\$325,001 - \$450,000	67	15.44%	29.0	0	19	46	2	
\$450,001 and up	44	10.14%	48.0	0	5	26	13	
Total Pending Units: 434				32.5	15	218	178	23
Total Pending Volume: 119,697,801					1.93M	48.38M	58.83M	10.57M
Median Listing Price: \$241,000					\$112,000	\$199,900	\$295,000	\$470,000





# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2017

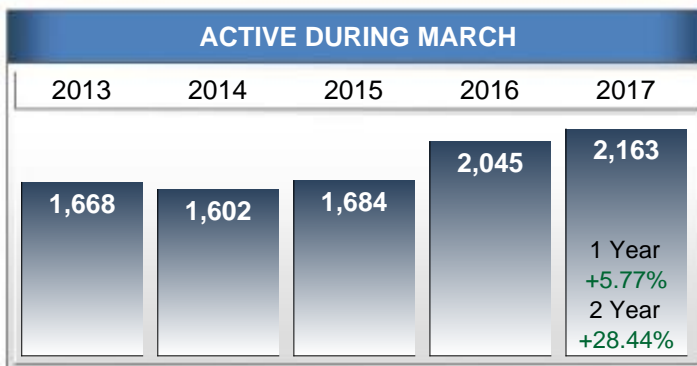
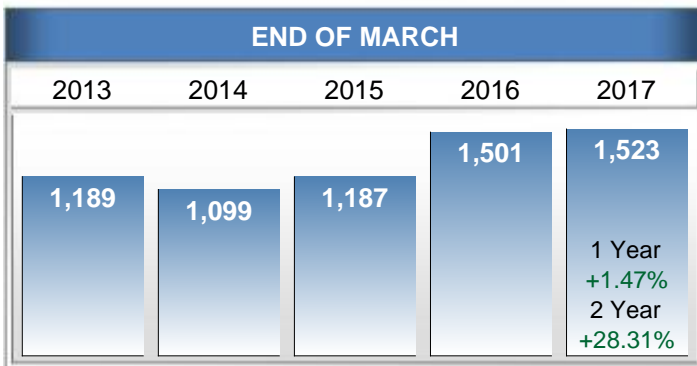
Active Inventory as of Apr 10, 2017



### Active Inventory

Report Produced on: Apr 11, 2017

Area Delimited by City Of Edmond - Residential Property Type



Active Inventory

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**5yr MAR AVG = 1,300**    **3 MONTHS**

**High**  
Jul 2016 = 1,759

**Low**  
Dec 2013 = 1,064

*Inventory* this month at **1,523**, above the 5 yr MAR average of **1,300**

JAN	1,496
FEB	1,521
MAR	1,523
<b>1.67%</b>	
<b>0.13%</b>	

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$175,000 and less	130	8.54%	49.0	16	101	13	0
\$175,001 - \$200,000	113	7.42%	43.0	2	82	29	0
\$200,001 - \$250,000	256	16.81%	48.5	6	152	96	2
\$250,001 - \$350,000	435	28.56%	59.0	3	188	228	16
\$350,001 - \$450,000	235	15.43%	66.0	5	57	158	15
\$450,001 - \$650,000	198	13.00%	63.0	5	37	122	34
\$650,001 and up	156	10.24%	71.5	2	12	72	70
Total Active Inventory by Units:				39	629	718	137
Total Active Inventory by Volume:				11.27M	182.81M	300.01M	111.13M
Median Active Inventory Listing Price:				\$204,900	\$245,000	\$349,900	\$675,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2017

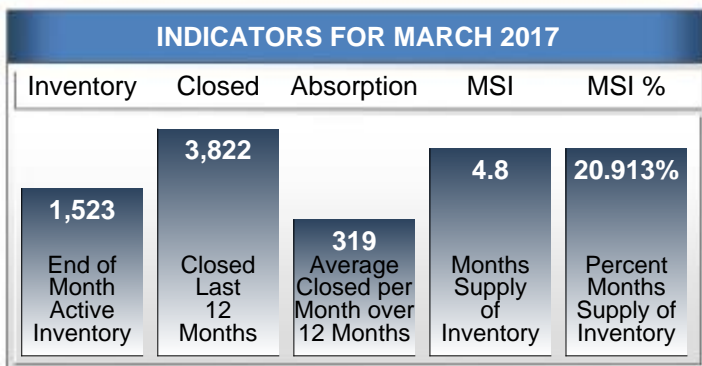
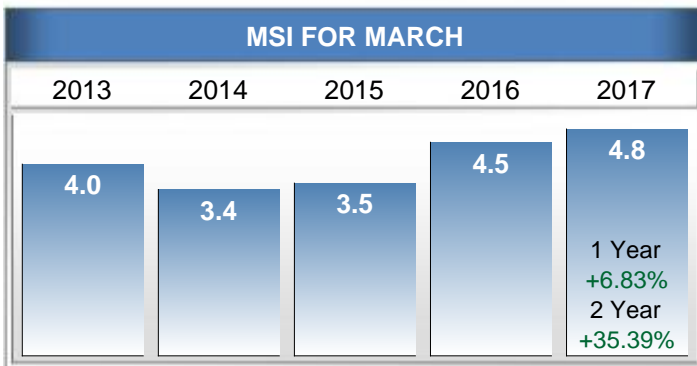
Active Inventory as of Apr 10, 2017



### Months Supply of Inventory

Report Produced on: Apr 11, 2017

Area Delimited by City Of Edmond - Residential Property Type



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

**High**  
Jul 2016 = 5.5  
**Low**  
Dec 2013 = 3.3

Months Supply this month at **4.8**, above the 5 yr MAR average of **4.0**

JAN	4.7
FEB	4.8
MAR	4.8
<b>0.87%</b>	
<b>-0.08%</b>	

#### 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	130	8.54%	1.5	1.8	1.5	1.6	0.0
\$175,001 - \$200,000	113	7.42%	3.0	4.0	3.1	3.0	0.0
\$200,001 - \$250,000	256	16.81%	4.5	3.8	5.6	3.5	3.4
\$250,001 - \$350,000	435	28.56%	5.8	2.3	7.1	5.1	5.3
\$350,001 - \$450,000	235	15.43%	6.8	30.0	7.0	6.7	5.0
\$450,001 - \$650,000	198	13.00%	9.4	20.0	19.3	8.2	8.3
\$650,001 and up	156	10.24%	19.9	0.0	20.6	15.7	26.3
MSI:	4.8			3.1	3.9	5.4	9.9
Total Active Inventory:	1,523			39	629	718	137



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## March 2017

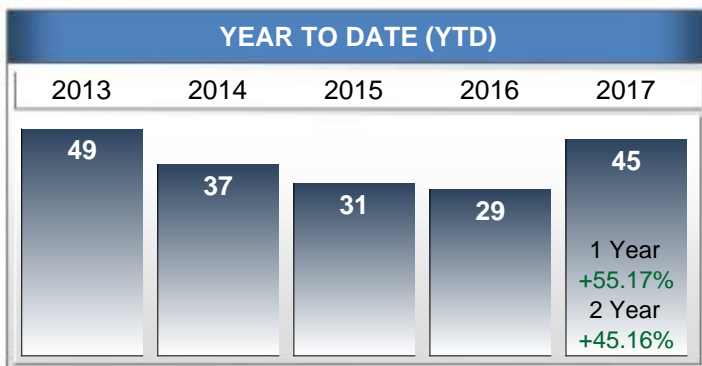
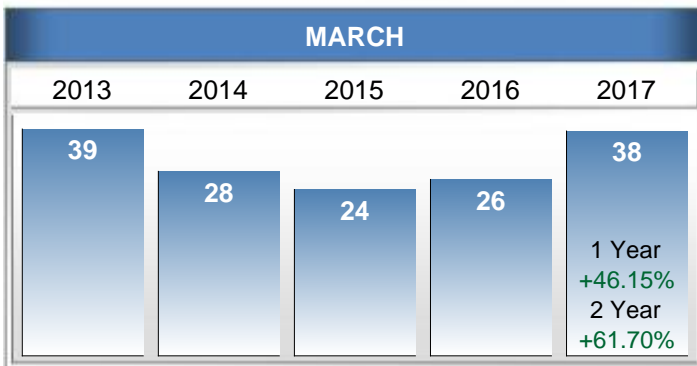
Closed Sales as of Apr 10, 2017



### Median Days on Market to Sale

Report Produced on: Apr 11, 2017

Area Delimited by City Of Edmond - Residential Property Type



**Median Days on Market**  
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**5yr MAR AVG = 31**      **3 MONTHS**

**High**  
 Nov 2015 = 68  
**Low**  
 May 2015 = 16  
*Median DOM* this month at **38**, above the 5 yr MAR average of **31**

JAN	49
FEB	50
MAR	38
<b>2.04%</b>	
<b>-24.00%</b>	

#### MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range				%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	23	6.85%	4.0	14.0	2.5	0.0	0.0		
\$125,001 - \$150,000	30	8.93%	15.5	18.0	12.0	46.0	0.0		
\$150,001 - \$175,000	43	12.80%	39.0	100.0	38.0	42.0	5.0		
\$175,001 - \$250,000	102	30.36%	43.5	111.0	37.0	44.0	59.0		
\$250,001 - \$325,000	64	19.05%	60.5	0.0	76.0	42.0	156.0		
\$325,001 - \$425,000	39	11.61%	29.0	0.0	33.0	28.0	72.0		
\$425,001 and up	35	10.42%	66.0	0.0	127.5	69.5	5.0		
Median Closed DOM:	38.0			26.0	28.0	46.5	59.0		
Total Closed Units:	336			13	174	134	15		
Total Closed Volume:	87,803,885			1.63M	35.24M	43.49M	7.45M		



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## March 2017

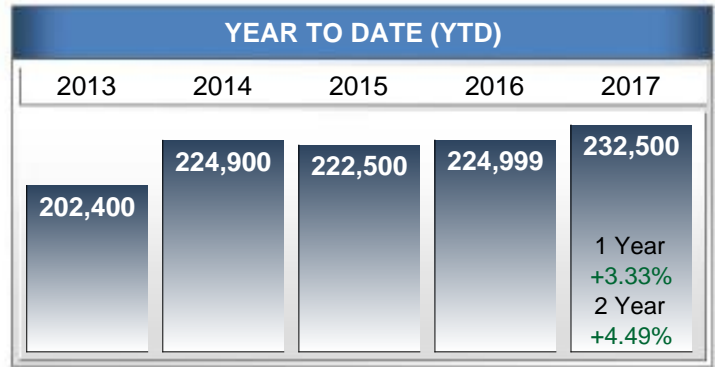
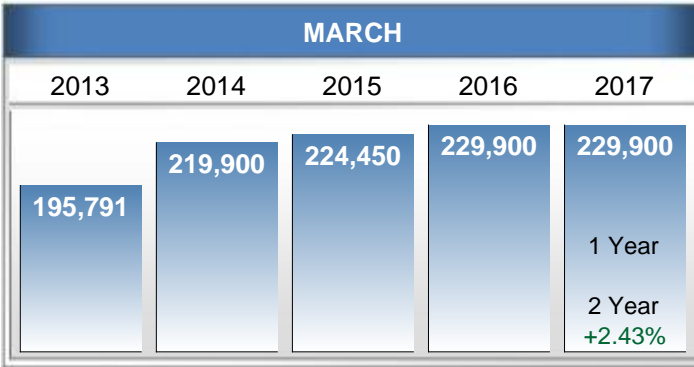
Closed Sales as of Apr 10, 2017



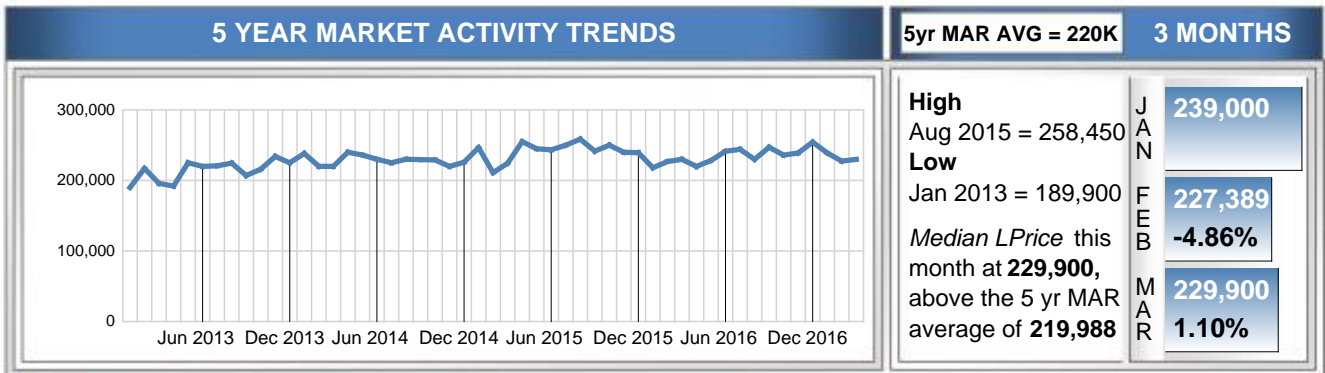
### Median List Price at Closing

Report Produced on: Apr 11, 2017

Area Delimited by City Of Edmond - Residential Property Type



Median List Price



#### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	20		5.95%	114,200	106,250	114,900	0	0
\$125,001 - \$150,000	29		8.63%	142,000	133,750	142,000	147,493	0
\$150,001 - \$175,000	42		12.50%	164,950	158,000	163,900	169,900	168,000
\$175,001 - \$250,000	103		30.65%	214,000	212,450	198,000	225,000	249,000
\$250,001 - \$325,000	61		18.15%	283,000	0	274,950	285,000	281,776
\$325,001 - \$425,000	44		13.10%	361,950	0	399,995	359,900	357,200
\$425,001 and up	37		11.01%	490,000	0	460,000	479,900	625,000
Median List Price:		\$229,900			\$124,900	\$185,000	\$299,450	\$398,970
Total Closed Units:		336			13	174	134	15
Total List Volume:		89,459,776			1.68M	35.90M	44.32M	7.57M

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





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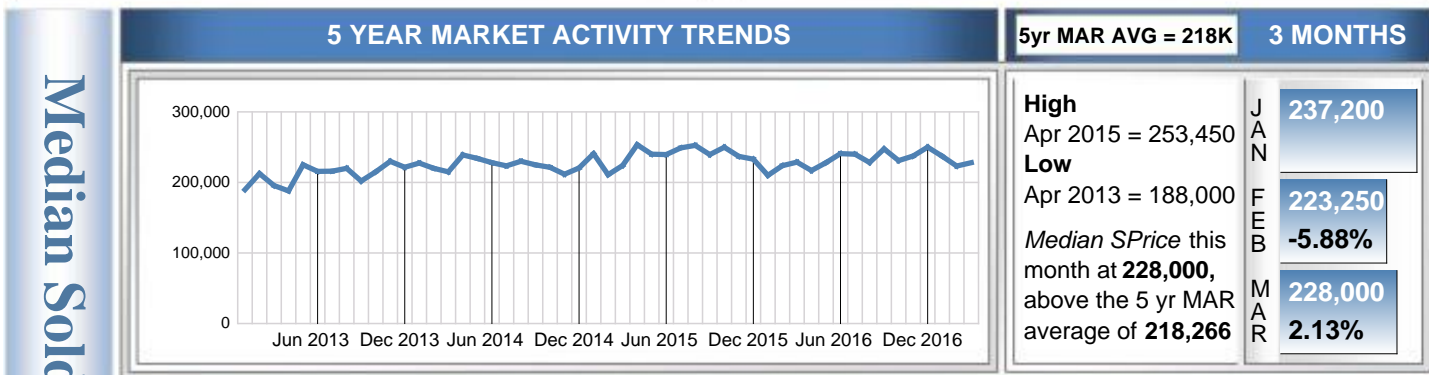
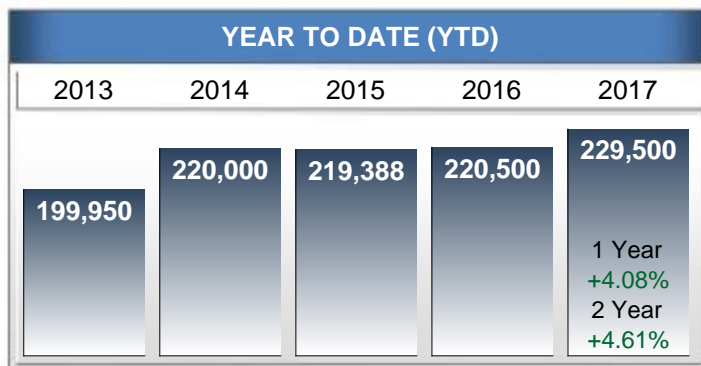
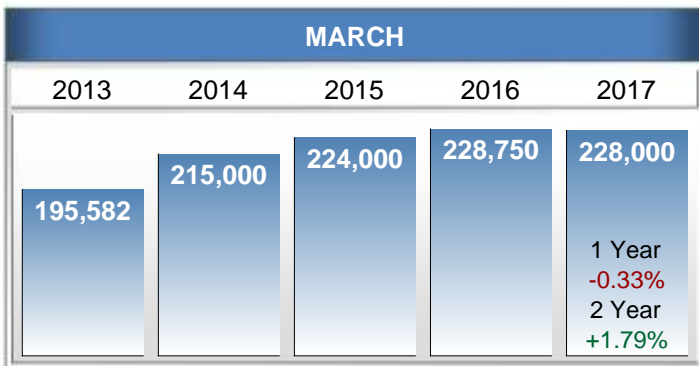
Closed Sales as of Apr 10, 2017



### Median Sold Price at Closing

Report Produced on: Apr 11, 2017

Area Delimited by City Of Edmond - Residential Property Type



Median Sold Price

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#### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$125,000 and less	23		6.85%	112,500	112,500	112,250	0	0
\$125,001 - \$150,000	30		8.93%	140,000	132,000	140,000	141,250	0
\$150,001 - \$175,000	43		12.80%	164,800	155,000	164,500	171,200	168,000
\$175,001 - \$250,000	102		30.36%	212,450	204,450	198,000	224,000	230,000
\$250,001 - \$325,000	64		19.05%	289,450	0	285,000	291,200	299,000
\$325,001 - \$425,000	39		11.61%	370,000	0	400,000	360,450	369,500
\$425,001 and up	35		10.42%	498,900	0	454,250	478,500	605,000
Median Closed Price:	\$228,000				\$118,888	\$183,450	\$298,827	\$398,970
Total Closed Units:	336				13	174	134	15
Total Closed Volume:	87,803,885				1.63M	35.24M	43.49M	7.45M



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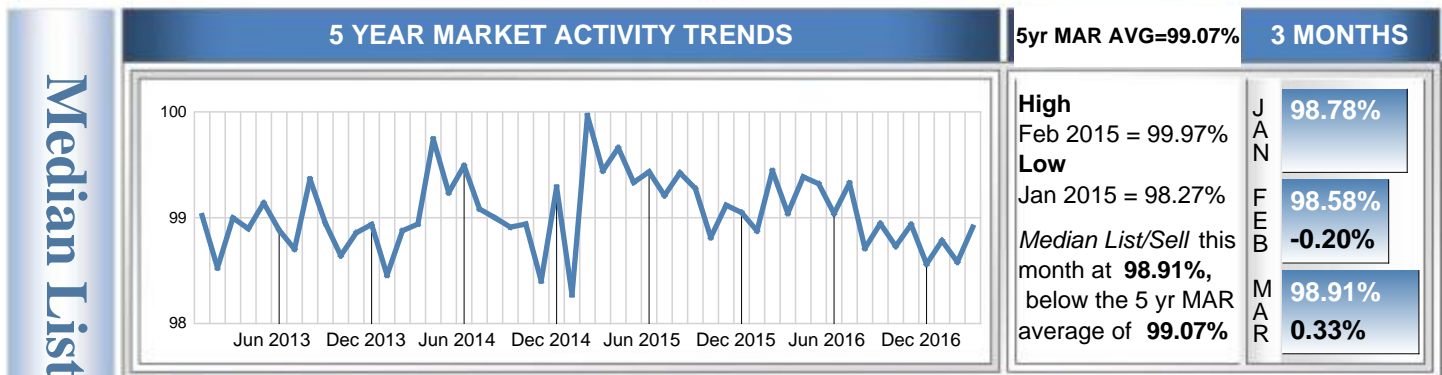
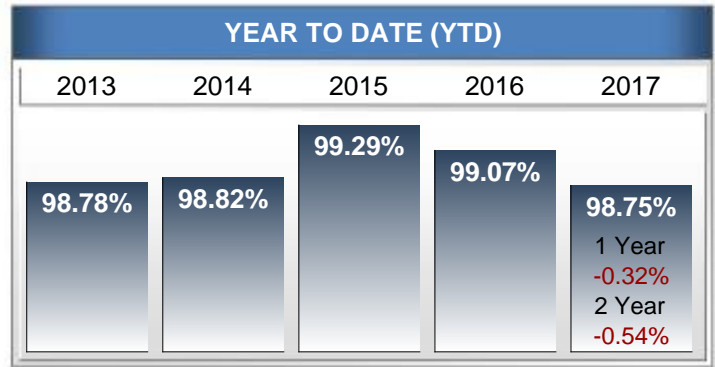
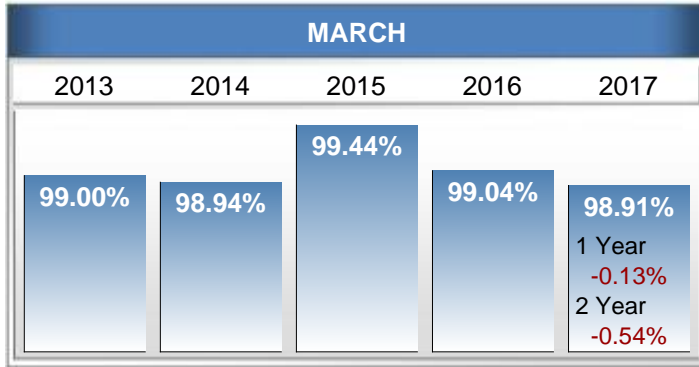
Closed Sales as of Apr 10, 2017



### Median Percent of List Price to Selling Price

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Area Delimited by City Of Edmond - Residential Property Type



**Median List/Sell Price**  
  
 Ready to Buy or Sell Real Estate?  
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#### MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$125,000 and less	23	6.85%	98.00%	98.96%	97.05%	0.00%	0.00%	
\$125,001 - \$150,000	30	8.93%	97.46%	94.29%	97.73%	95.78%	0.00%	
\$150,001 - \$175,000	43	12.80%	98.41%	98.10%	98.41%	97.97%	100.00%	
\$175,001 - \$250,000	102	30.36%	99.39%	96.28%	99.22%	100.00%	92.37%	
\$250,001 - \$325,000	64	19.05%	99.08%	0.00%	99.07%	98.92%	100.00%	
\$325,001 - \$425,000	39	11.61%	99.28%	0.00%	99.63%	99.13%	100.00%	
\$425,001 and up	35	10.42%	98.54%	0.00%	98.20%	98.48%	99.45%	
Median List/Sell Ratio:				98.10%	98.67%	99.07%	100.00%	
Total Closed Units:					13	174	134	15
Total Closed Volume:					1.63M	35.24M	43.49M	7.45M



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## March 2017

Inventory as of Apr 10, 2017



### Market Summary

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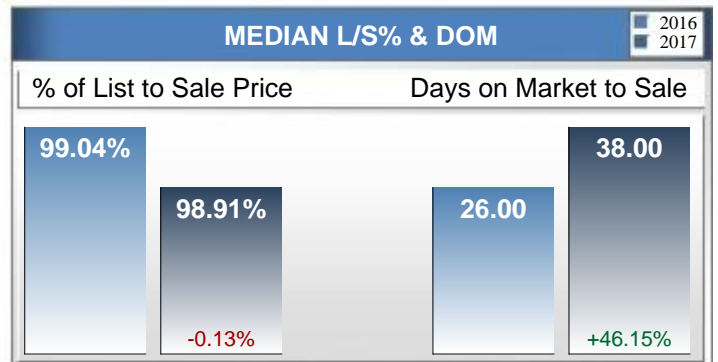
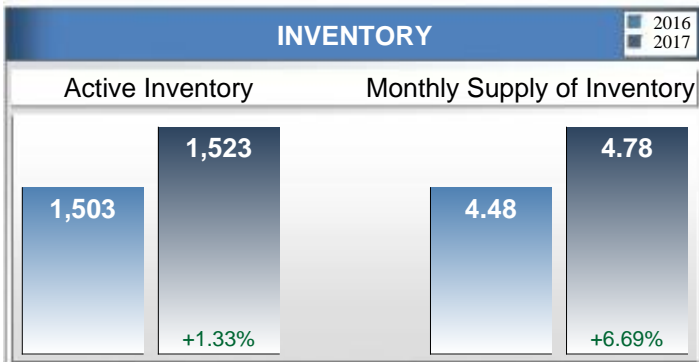
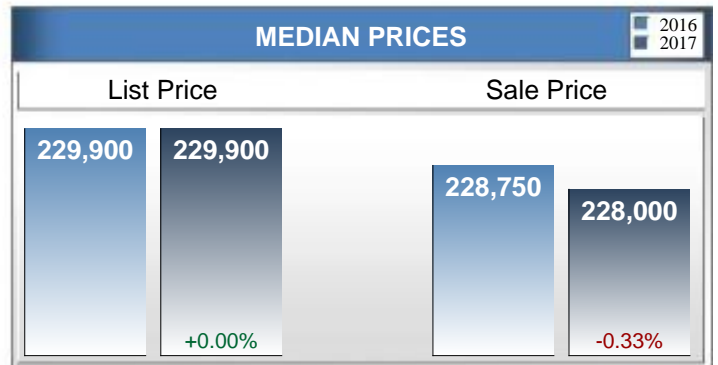
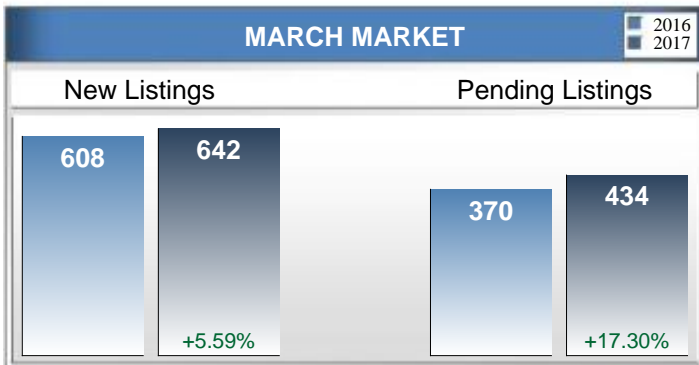
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**Absorption:** Last 12 months, an Average of 319 Sales/Month

**Active Inventory** as of March 31, 2017 = 1,523

	MARCH			Year To Date		
	2016	2017	+/-%	2016	2017	+/-%
Closed Sales	328	336	2.44%	739	761	2.98%
Pending Sales	370	434	17.30%	900	1,030	14.44%
New Listings	608	642	5.59%	1,656	1,661	0.30%
Median List Price	229,900	229,900	0.00%	224,999	232,500	3.33%
Median Sale Price	228,750	228,000	-0.33%	220,500	229,500	4.08%
Median Percent of List Price to Selling Price	99.04%	98.91%	-0.13%	99.07%	98.75%	-0.32%
Median Days on Market to Sale	26.00	38.00	46.15%	29.00	45.00	55.17%
Monthly Inventory	1,503	1,523	1.33%	1,503	1,523	1.33%
Months Supply of Inventory	4.48	4.78	6.69%	4.48	4.78	6.69%





# March 2017

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Units

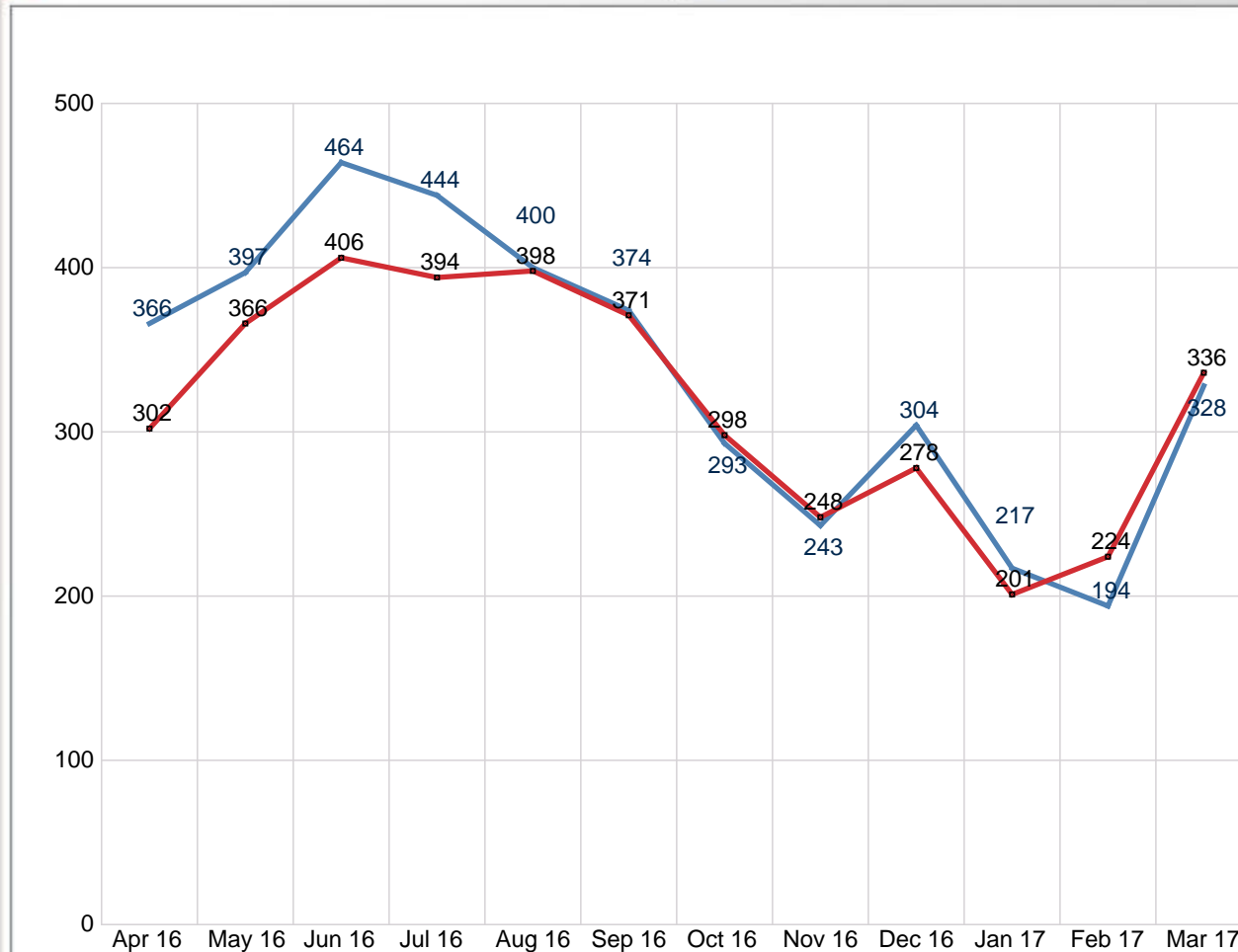
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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
328	336
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.44%	

#### YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
739	761
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 2.98%	

#### 12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
4,024	3,822
<div style="color: red; font-weight: bold; font-size: 24px;">↓</div> -5.02%	



# March 2017

Area Delimited by City Of Edmond - Residential Property Type



## Closed Sales by Volume

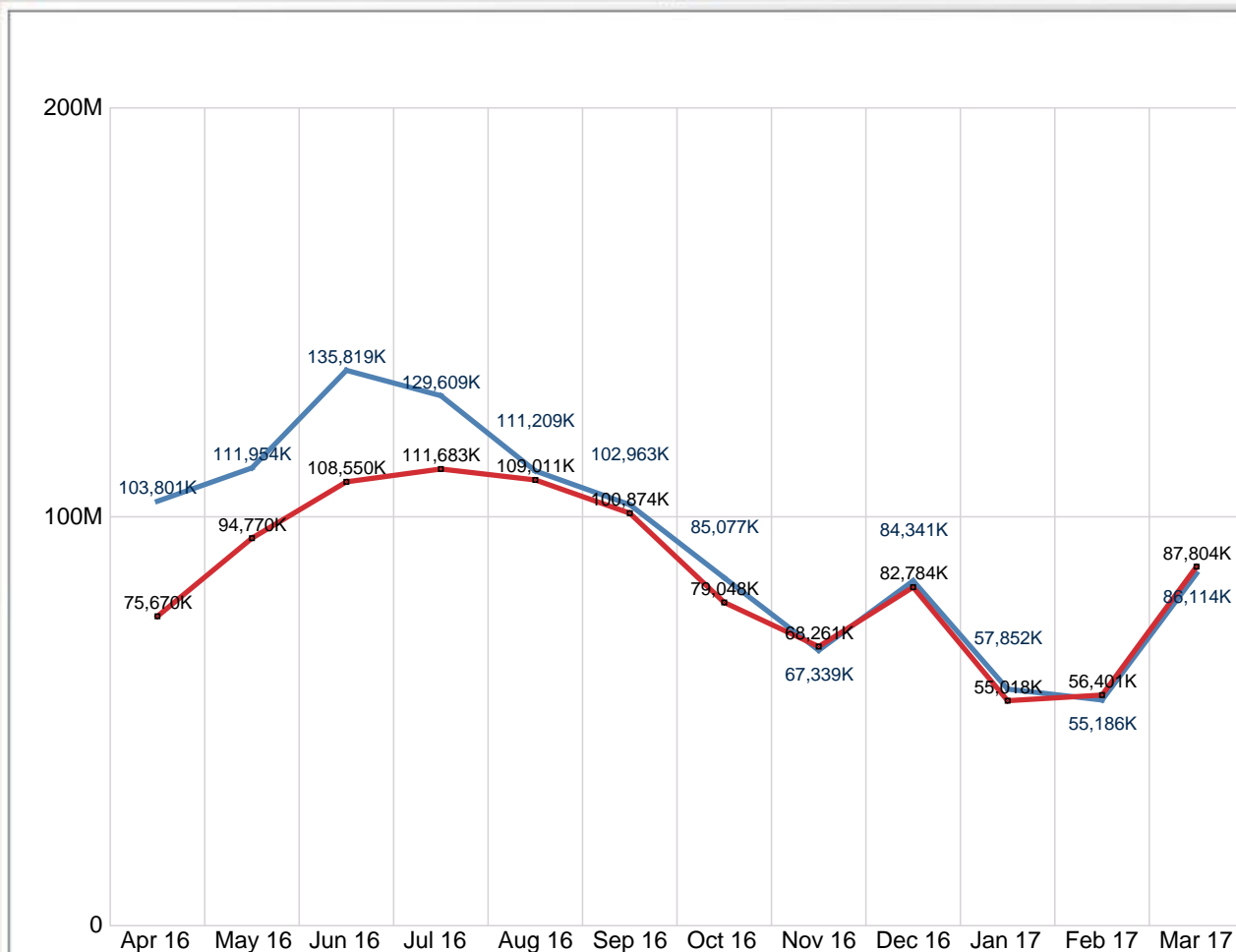
Report Produced on: Apr 11, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



### Comparative Analysis

#### MARCH

2016	2017
86M	88M
<div style="color: green; font-size: 2em;">↑</div> 1.96%	

#### YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
199M	199M
<div style="color: green; font-size: 2em;">↑</div> 0.04%	

#### 12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
1.13B	1.03B
<div style="color: red; font-size: 2em;">↓</div> -8.96%	



# March 2017

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## Closed Sales by Average Days on Market

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

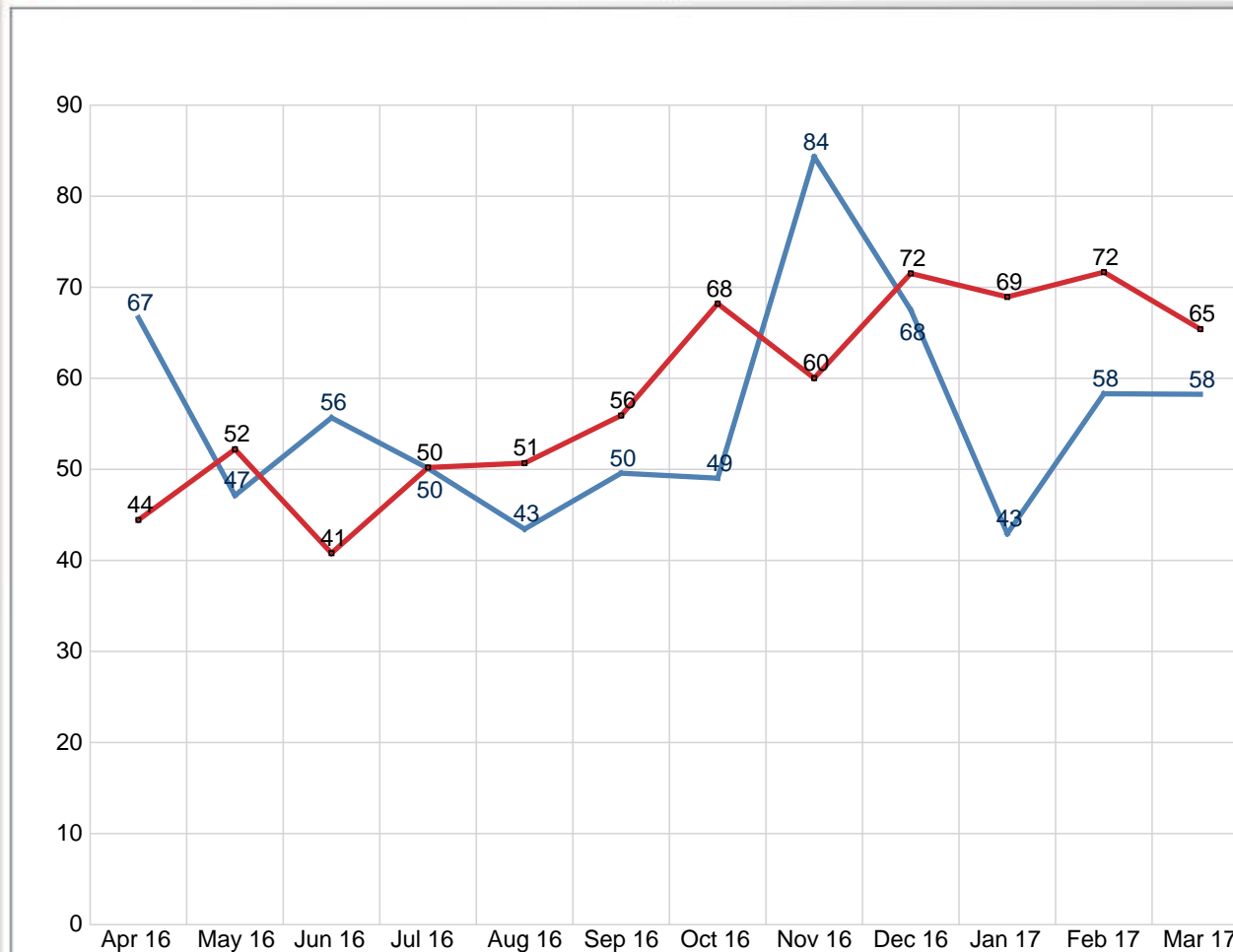
Report Produced on: Apr 11, 2017

Market Trends

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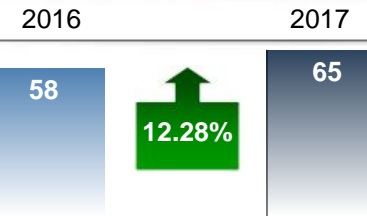
■ April 2016 - March 2017 (Current Year with Values)

■ April 2015 - March 2016 (Previous Year)

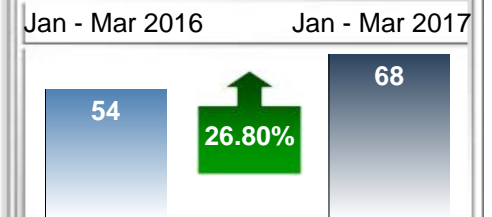


### Comparative Analysis

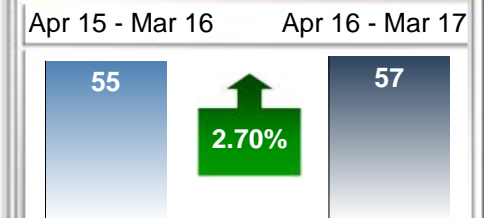
#### MARCH



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# March 2017

Area Delimited by City Of Edmond - Residential Property Type



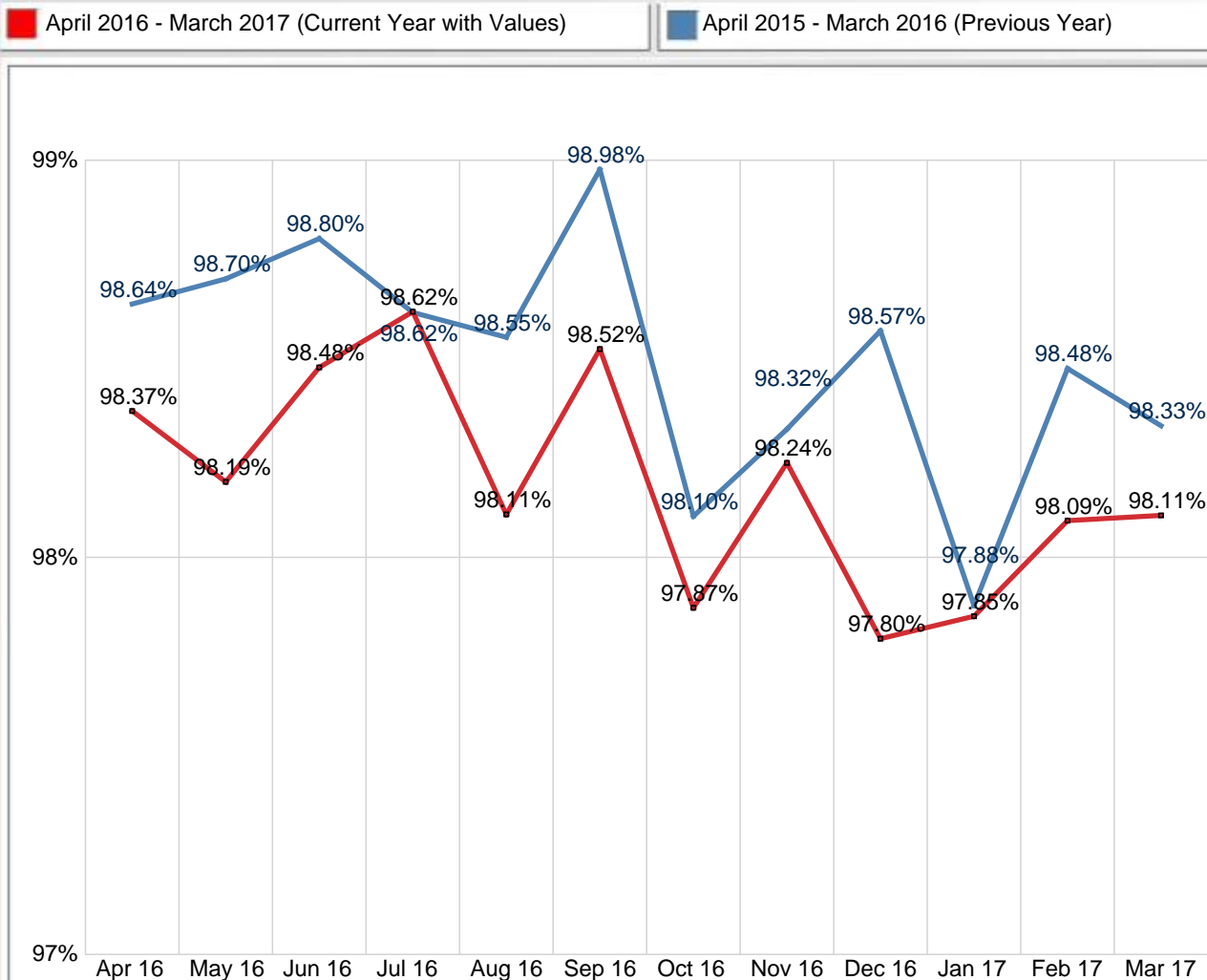
## Closed Sales by Average Asked per Sold Ratio

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
98.33%	98.11%
-0.23%	

#### YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
98.24%	98.03%
-0.21%	

#### 12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
98.55%	98.22%
-0.33%	



# March 2017

Area Delimited by City Of Edmond - 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®

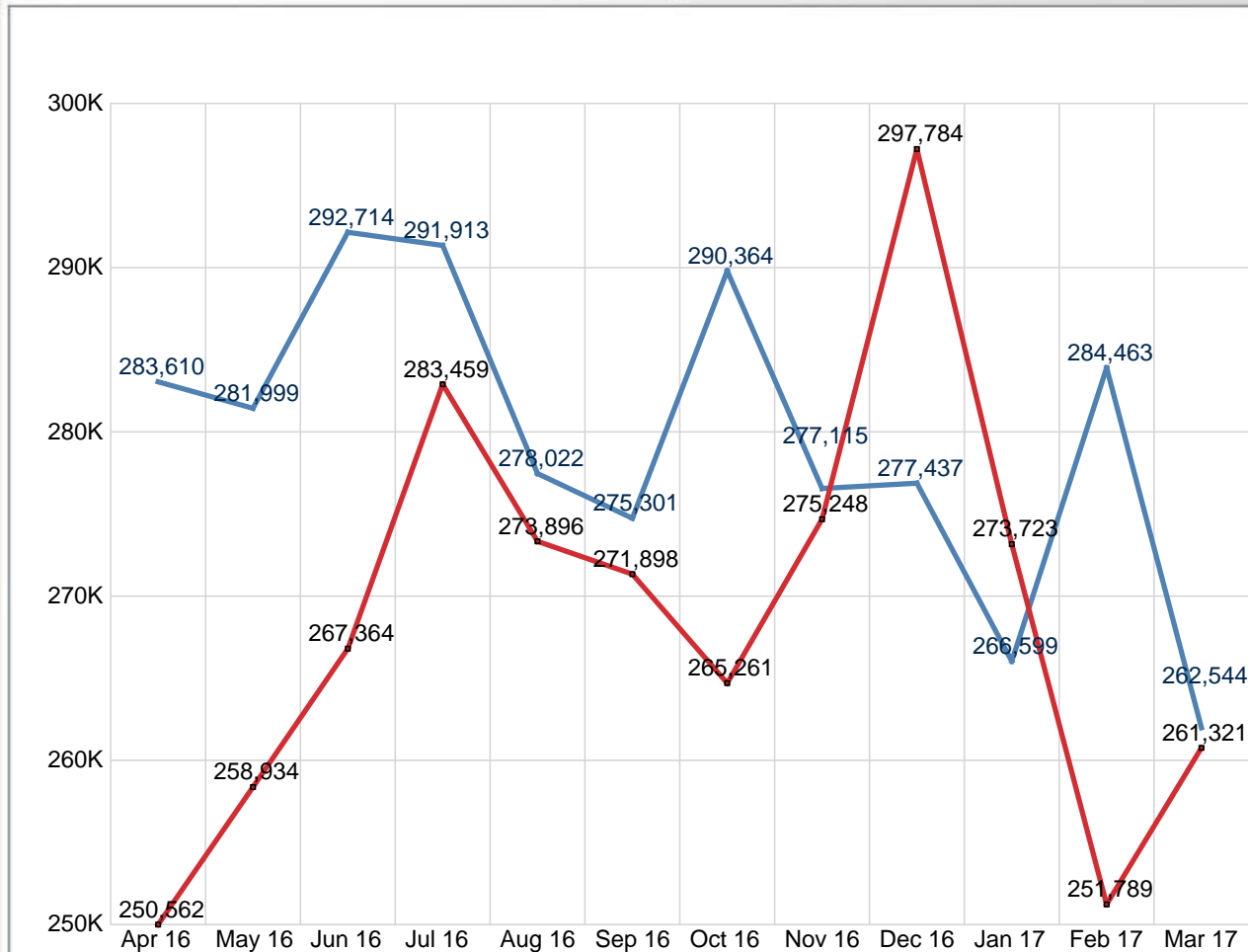
April 2016 - March 2017 (Current Year with Values)

April 2015 - March 2016 (Previous Year)

Comparative Analysis

Market Trends

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### MARCH

2016

262,544

2017

261,321

-0.47%

### YEAR TO DATE (YTD)

Jan - Mar 2016

269,489

Jan - Mar 2017

261,791

-2.86%

### 12 MONTH COMPARATIVE

Apr 15 - Mar 16

281,129

Apr 16 - Mar 17

269,459

-4.15%