



# September 2016

Area Delimited by Entire Oklahoma City MLS -  
Residential Property Type

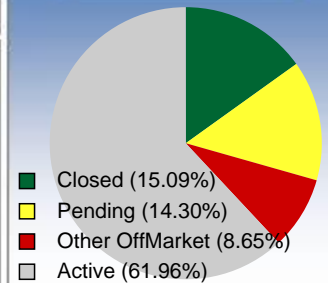


**Absorption:** Last 12 months, an Average of **1,849** Sales/Month

**Active Inventory** as of September 30, 2016 = **8,419**

	SEPTEMBER		
	2015	2016	+/- %
Closed Listings	2,153	2,051	-4.74%
Pending Listings	1,773	1,943	9.59%
New Listings	2,961	2,760	-6.79%
Median List Price	160,285	159,900	-0.24%
Median Sale Price	159,000	155,000	-2.52%
Median Percent of List Price to Selling Price	98.68%	98.59%	-0.09%
Median Days on Market to Sale	29.00	33.00	13.79%
End of Month Inventory	8,955	8,419	-5.99%
Months Supply of Inventory	4.44	4.55	2.49%

## Market Activity



Report Produced on: Oct 07, 2016

# 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 September 2016 decreased **5.99%** to 8,419 existing homes available for sale. Over the last 12 months this area has had an average of 1,849 closed sales per month. This represents an unsold inventory index of **4.55** MSI for this period.

### Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.52%** in September 2016 to \$155,000 versus the previous year at \$159,000.

### Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 4.00 days or **13.79%** in September 2016 compared to last year's same month at **29.00** DOM.

### Sales Success for September 2016 is Positive

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

There were 2,760 New Listings in September 2016, down **6.79%** from last year at 2,961. Furthermore, there were 2,051 Closed Listings this month versus last year at 2,153, a **-4.74%** decrease.

Closed versus Listed trends yielded a **74.3%** ratio, up from last year's September 2016 at **72.7%**, a **2.20%** 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®**

## September 2016

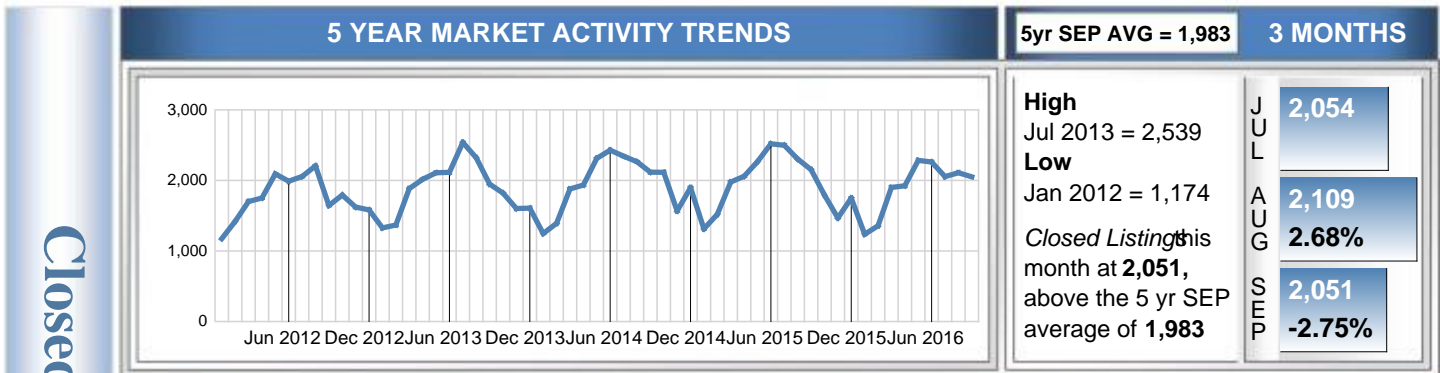
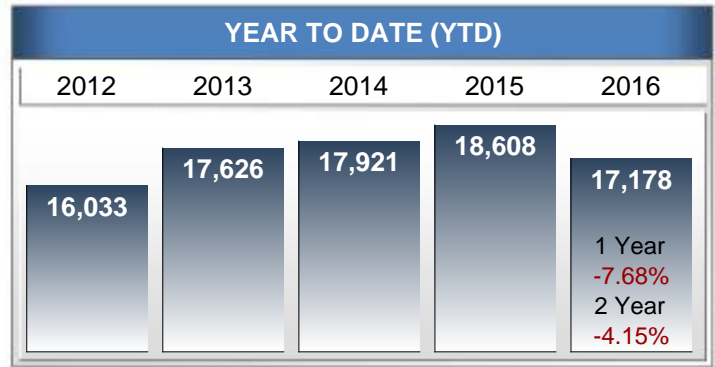
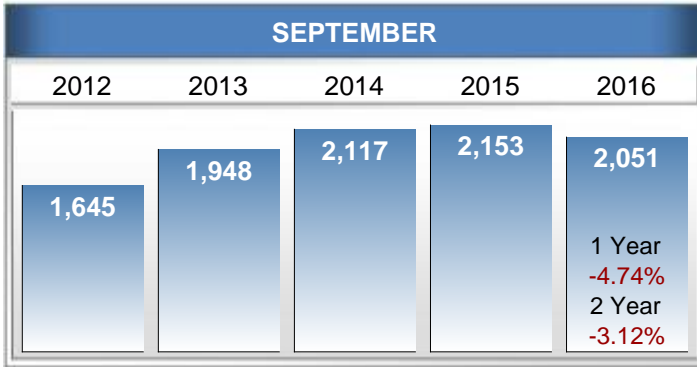
Closed Sales as of Oct 06, 2016



### Closed Listings

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Closed Listings

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

#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	155	7.56%	28.0	51	86	16	2		
\$50,001 - \$75,000	145	7.07%	30.0	43	86	13	3		
\$75,001 - \$125,000	399	19.45%	20.0	77	287	33	2		
\$125,001 - \$175,000	504	24.57%	29.5	28	395	76	5		
\$175,001 - \$225,000	328	15.99%	40.0	9	192	122	5		
\$225,001 - \$325,000	320	15.60%	48.0	6	135	172	7		
\$325,001 and up	200	9.75%	48.5	10	53	111	26		
Total Closed Units:				2,051	33.0	224	1234	543	50
Total Closed Volume:				374,991,928		24.55M	192.61M	139.47M	18.36M
Median Closed Price:				\$155,000		\$85,500	\$144,450	\$232,500	\$342,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

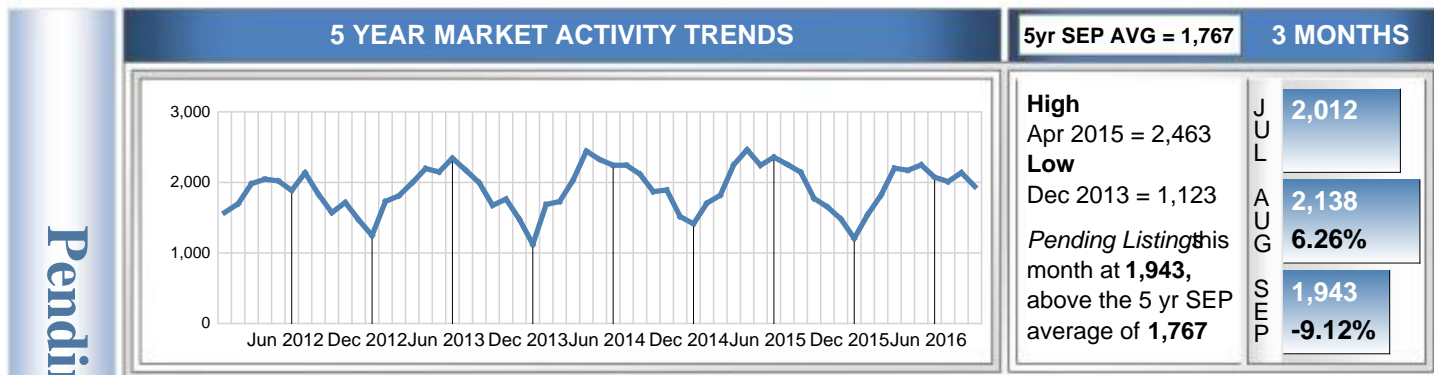
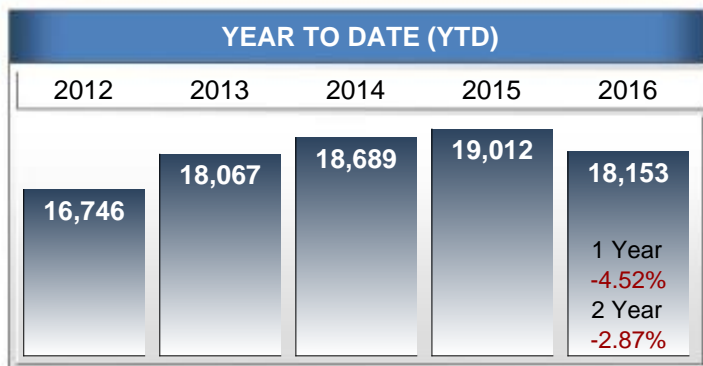
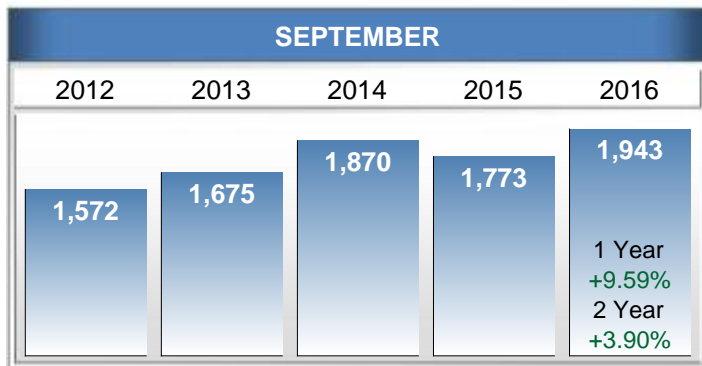
Pending Listings as of Oct 06, 2016



### Pending Listings

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Pending Listings

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

#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$50,000 and less	134	6.90%	30.0	48	70	12	4	
\$50,001 - \$75,000	143	7.36%	42.0	42	83	17	1	
\$75,001 - \$125,000	394	20.28%	31.5	72	282	36	4	
\$125,001 - \$175,000	490	25.22%	28.0	18	401	70	1	
\$175,001 - \$225,000	281	14.46%	38.0	7	171	98	5	
\$225,001 - \$325,000	292	15.03%	48.5	4	138	140	10	
\$325,001 and up	209	10.76%	59.0	6	59	118	26	
Total Pending Units: 1,943				36.0	197	1204	491	51
Total Pending Volume: 365,869,585					19.22M	192.63M	134.38M	19.64M
Median Listing Price: \$156,500					\$85,000	\$146,000	\$231,900	\$335,000



# Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

## September 2016

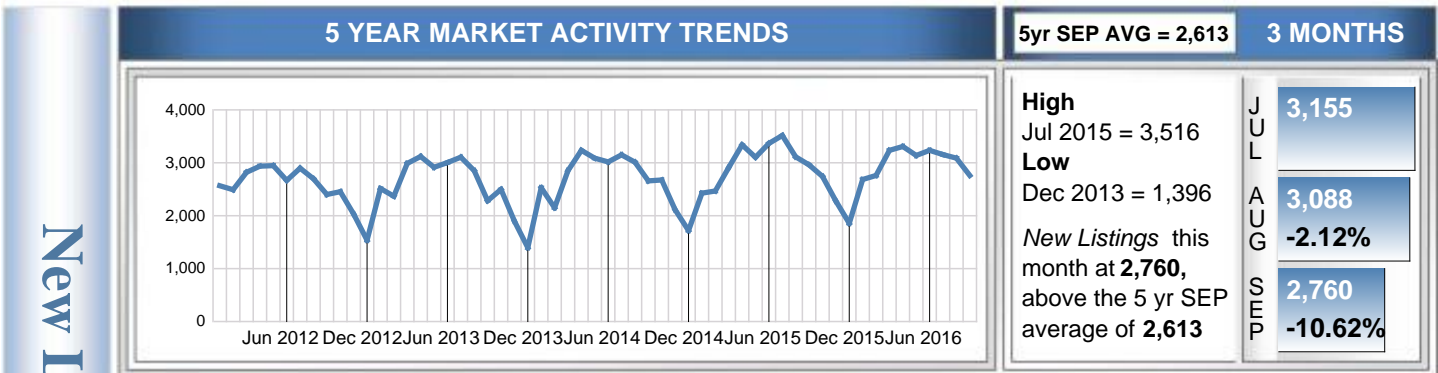
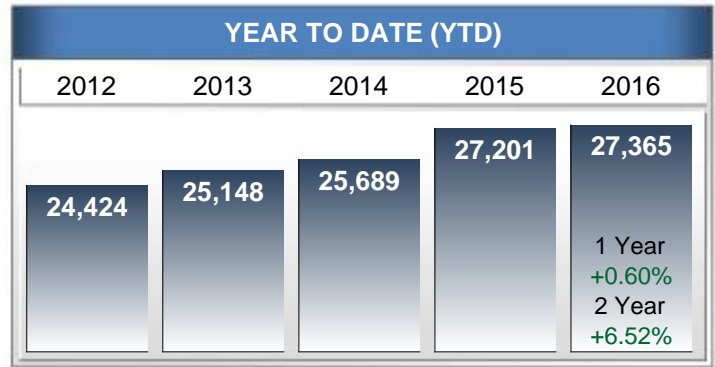
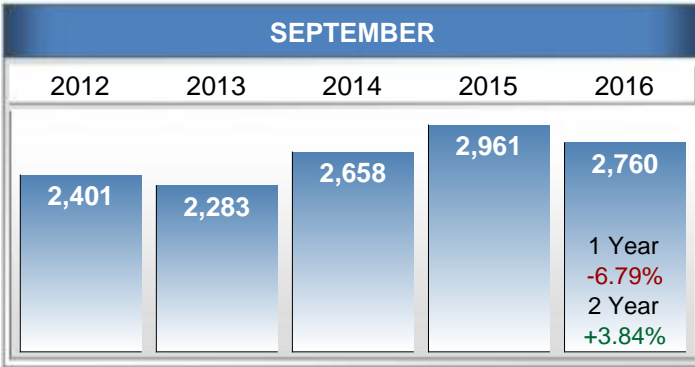
New Listings as of Oct 06, 2016



### New Listings

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



New Listings

Ready to Buy or Sell Real Estate?  
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	270	9.78%	93	158	14	5
\$75,001 - \$100,000	229	8.30%	45	158	24	2
\$100,001 - \$150,000	552	20.00%	55	426	68	3
\$150,001 - \$200,000	589	21.34%	17	408	154	10
\$200,001 - \$275,000	474	17.17%	3	266	190	15
\$275,001 - \$375,000	327	11.85%	9	117	176	25
\$375,001 and up	319	11.56%	14	77	177	51
Total New Listed Units:			236	1610	803	111
Total New Listed Volume:			29.29M	287.75M	249.18M	62.01M
Median New Listed Listing Price:			\$92,000	\$159,900	\$257,500	\$360,000





# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

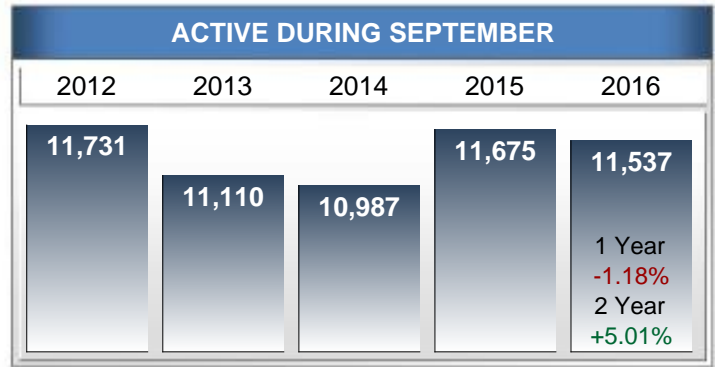
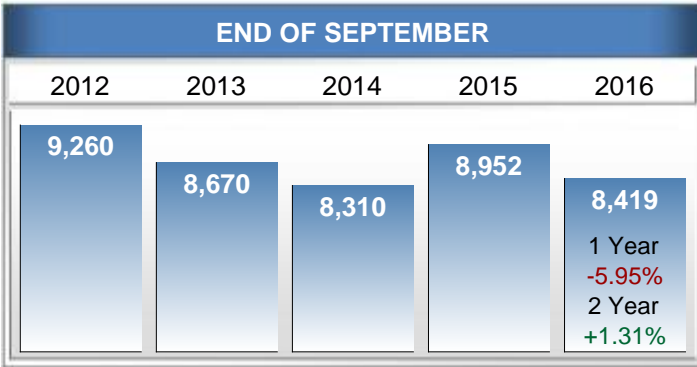
Active Inventory as of Oct 06, 2016



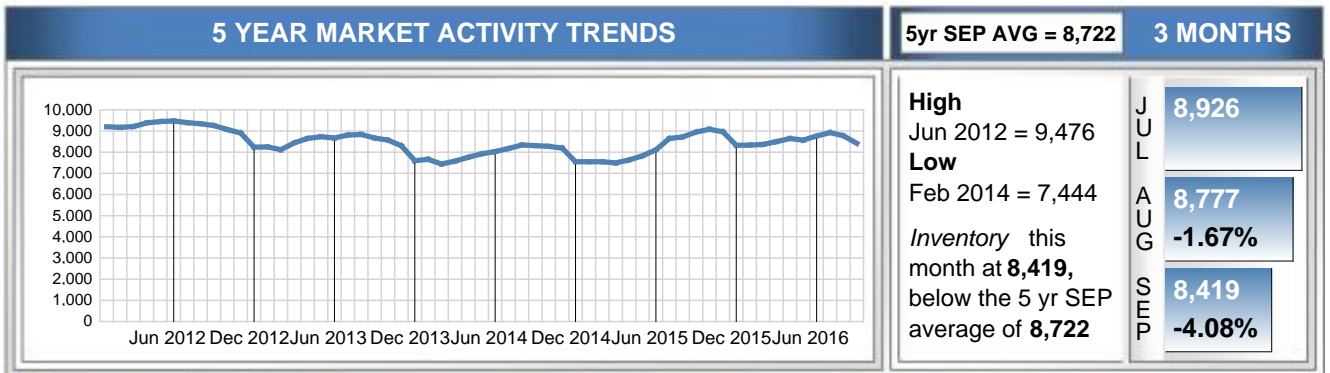
### Active Inventory

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Active Inventory



#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$75,000 and less	833	9.89%	79.0	322	440	64	7		
\$75,001 - \$125,000	1,071	12.72%	59.0	165	738	148	20		
\$125,001 - \$150,000	752	8.93%	57.5	43	572	128	9		
\$150,001 - \$225,000	2,117	25.15%	60.0	61	1,399	618	39		
\$225,001 - \$300,000	1,523	18.09%	70.0	36	719	704	64		
\$300,001 - \$450,000	1,230	14.61%	73.0	41	412	685	92		
\$450,001 and up	893	10.61%	94.0	25	184	485	199		
Total Active Inventory by Units:				8,419	68.0	693	4,464	2,832	430
Total Active Inventory by Volume:				2,238,409,977		93.00M	913.14M	961.78M	270.49M
Median Active Inventory Listing Price:				\$201,315		\$83,500	\$174,500	\$275,000	\$422,450

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



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

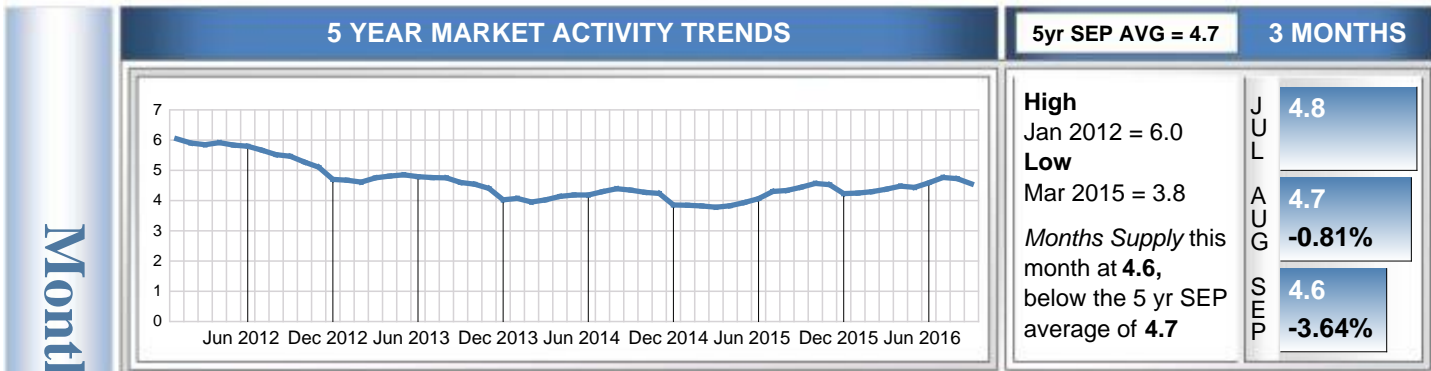
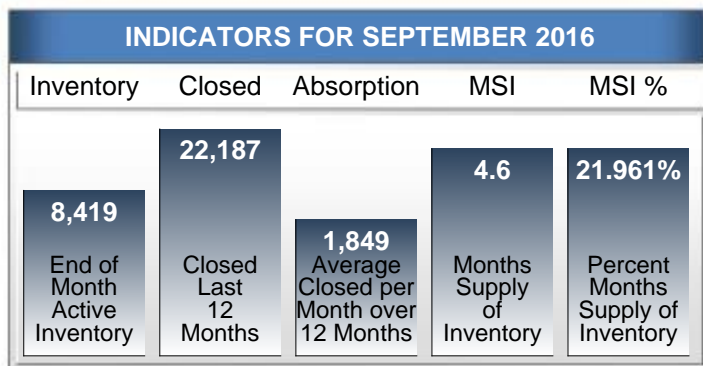
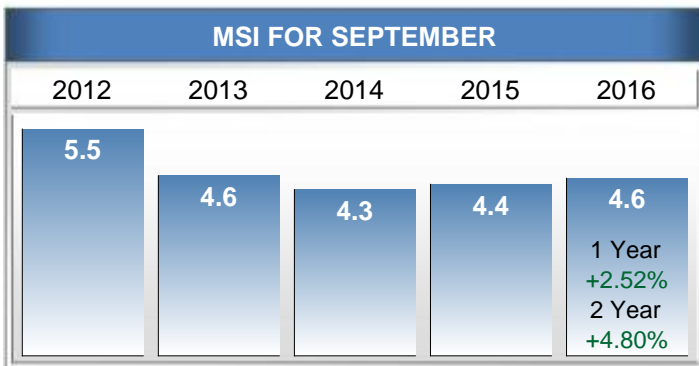
Active Inventory as of Oct 06, 2016



### Months Supply of Inventory

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Months Supply

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

#### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$75,000 and less	833		9.89%	3.3	3.6	3.0	3.6	2.8
\$75,001 - \$125,000	1,071		12.72%	3.0	2.6	2.8	5.0	8.9
\$125,001 - \$150,000	752		8.93%	3.0	3.0	2.7	4.3	4.0
\$150,001 - \$225,000	2,117		25.15%	4.1	3.6	4.0	4.4	7.0
\$225,001 - \$300,000	1,523		18.09%	6.2	6.4	6.5	5.9	7.5
\$300,001 - \$450,000	1,230		14.61%	7.9	12.3	7.8	7.7	8.6
\$450,001 and up	893		10.61%	14.5	11.1	18.2	13.4	15.4
MSI:	4.6				3.5	3.9	6.1	9.6
Total Active Inventory:	8,419				693	4,464	2,832	430



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

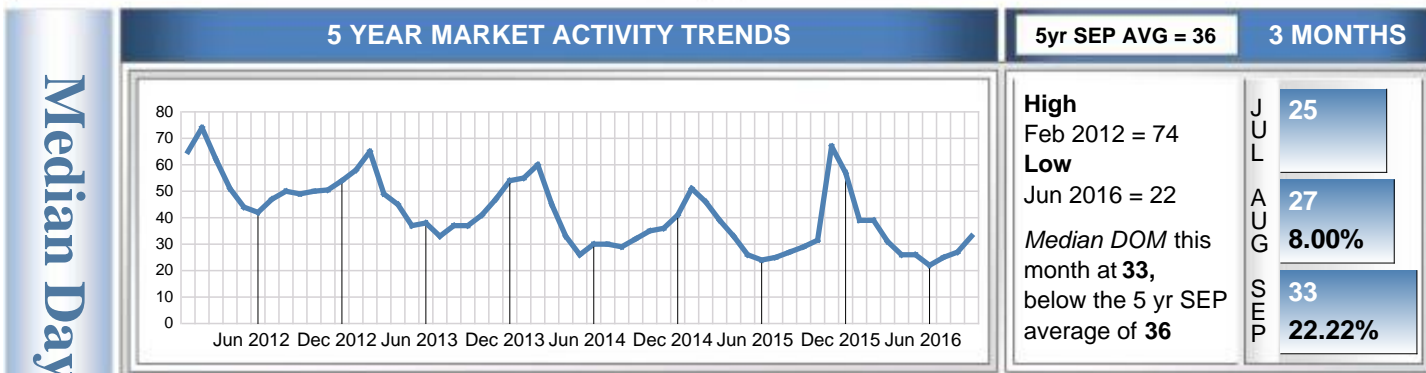
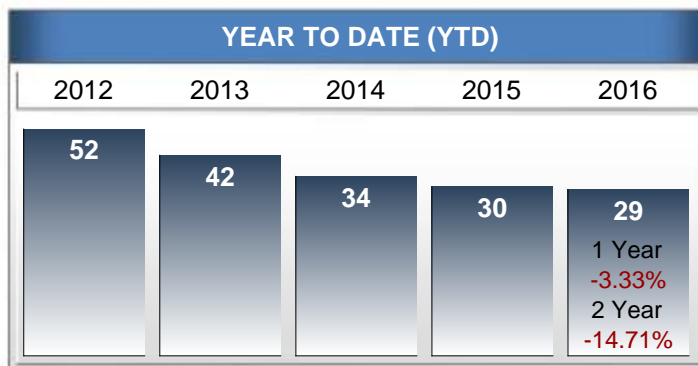
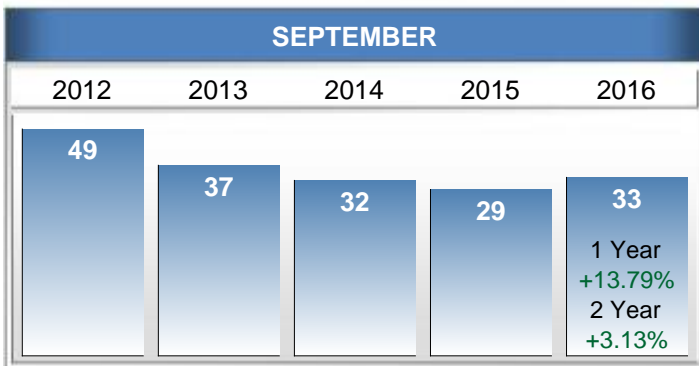
Closed Sales as of Oct 06, 2016



### Median Days on Market to Sale

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - 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+
\$50,000 and less	155			7.56%	28.0	24.0	33.0	37.5	104.5
\$50,001 - \$75,000	145			7.07%	30.0	24.0	29.0	56.0	151.0
\$75,001 - \$125,000	399			19.45%	20.0	20.0	19.0	35.0	93.0
\$125,001 - \$175,000	504			24.57%	29.5	15.5	28.0	50.5	86.0
\$175,001 - \$225,000	328			15.99%	40.0	13.0	36.5	45.5	38.0
\$225,001 - \$325,000	320			15.60%	48.0	41.0	53.0	47.5	16.0
\$325,001 and up	200			9.75%	48.5	112.0	34.0	53.0	91.0
Median Closed DOM:	33.0					23.0	29.0	47.0	68.5
Total Closed Units:	2,051					224	1234	543	50
Total Closed Volume:	374,991,928					24.55M	192.61M	139.47M	18.36M



# Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

## September 2016

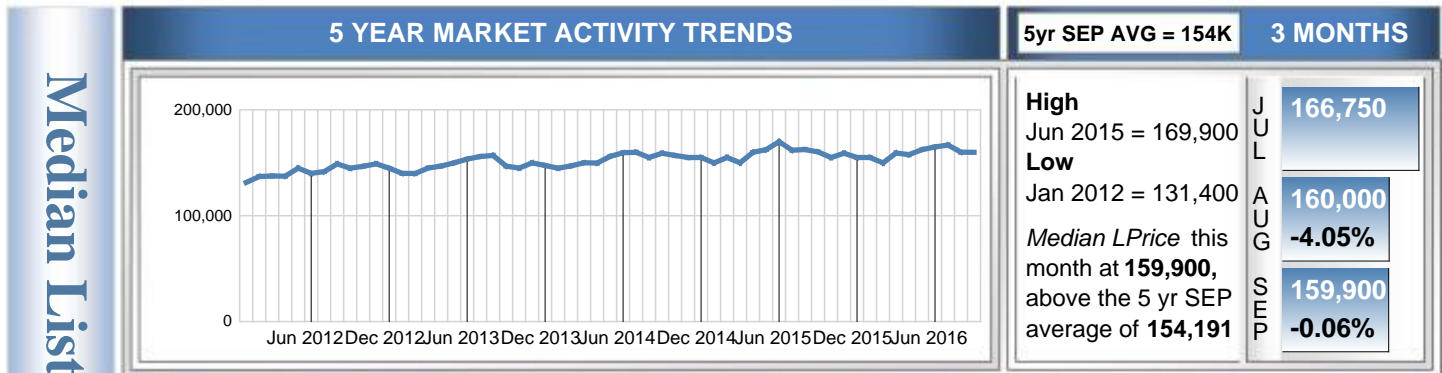
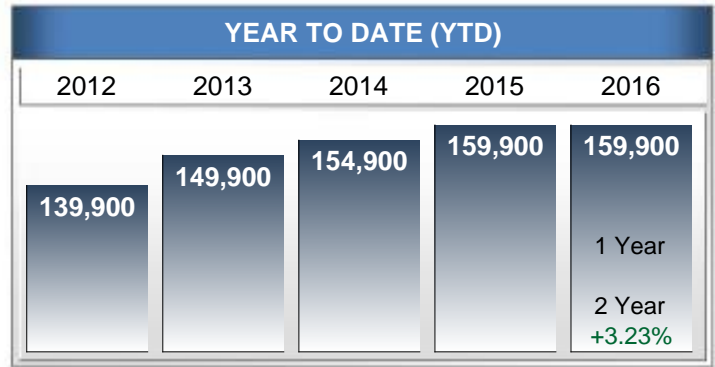
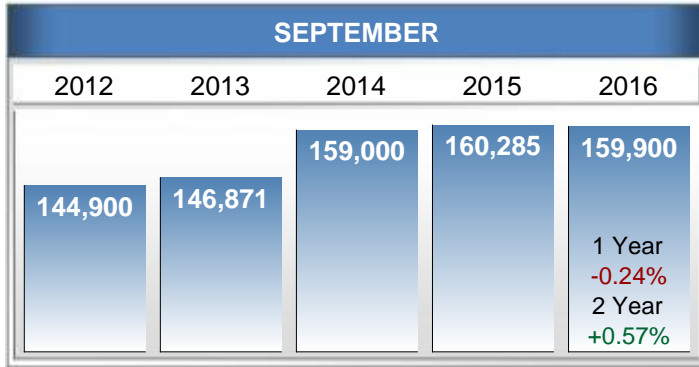
Closed Sales as of Oct 06, 2016



### Median List Price at Closing

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



Median List Price

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

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

Distribution of Median List Price at Closing by Price Range		%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	139	6.78%	35,000	35,000	34,950	39,900	36,500
\$50,001 \$75,000	144	7.02%	65,000	63,975	66,500	62,950	59,900
\$75,001 \$125,000	393	19.16%	102,500	97,750	104,500	109,950	81,750
\$125,001 \$175,000	505	24.62%	149,900	145,000	149,780	159,700	150,950
\$175,001 \$225,000	329	16.04%	198,520	199,000	194,928	199,900	218,280
\$225,001 \$325,000	325	15.85%	264,800	269,900	260,400	264,900	289,950
\$325,001 and up	216	10.53%	399,900	485,000	377,500	399,500	492,400
Median List Price:	\$159,900			\$87,250	\$147,000	\$234,990	\$346,450
Total Closed Units:	2,051			224	1234	543	50
Total List Volume:	384,294,094			25.40M	197.33M	142.59M	18.98M





# Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

## September 2016

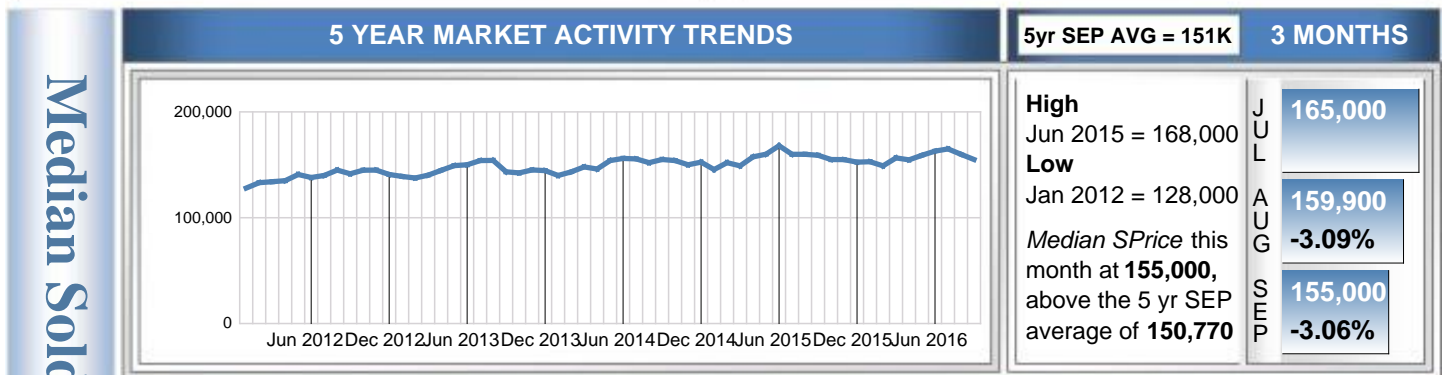
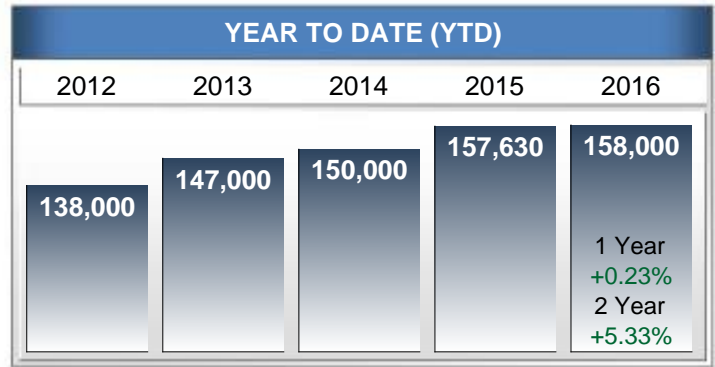
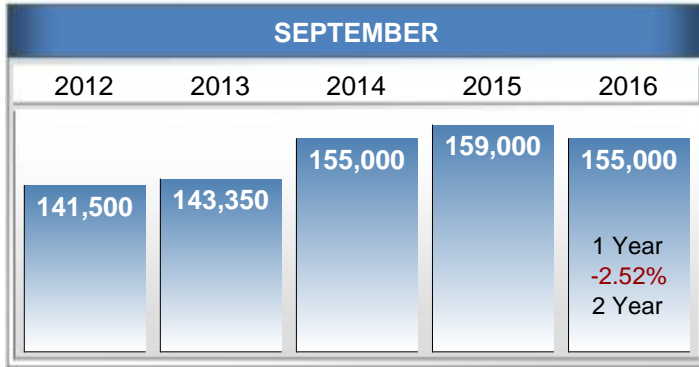
Closed Sales as of Oct 06, 2016



### Median Sold Price at Closing

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



**Median Sold Price**  
  
 Ready to Buy or Sell Real Estate?  
 Contact an experienced REALTOR

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

Distribution of Median Sold Price at Closing by Price Range		%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	155	7.56%	35,000	35,000	33,750	37,500	33,625
\$50,001 - \$75,000	145	7.07%	65,500	64,000	67,950	63,000	55,000
\$75,001 - \$125,000	399	19.45%	101,000	96,000	102,000	109,900	101,177
\$125,001 - \$175,000	504	24.57%	149,900	144,500	148,400	155,000	149,900
\$175,001 - \$225,000	328	15.99%	196,000	192,000	193,500	199,900	219,990
\$225,001 - \$325,000	320	15.60%	264,950	257,725	263,400	264,420	289,000
\$325,001 and up	200	9.75%	404,250	513,500	387,418	399,000	472,000
Median Closed Price:	\$155,000			\$85,500	\$144,450	\$232,500	\$342,000
Total Closed Units:	2,051			224	1234	543	50
Total Closed Volume:	374,991,928			24.55M	192.61M	139.47M	18.36M



# Monthly Inventory Analysis

Data from the **Oklahoma City Metropolitan Association of REALTORS®**

## September 2016

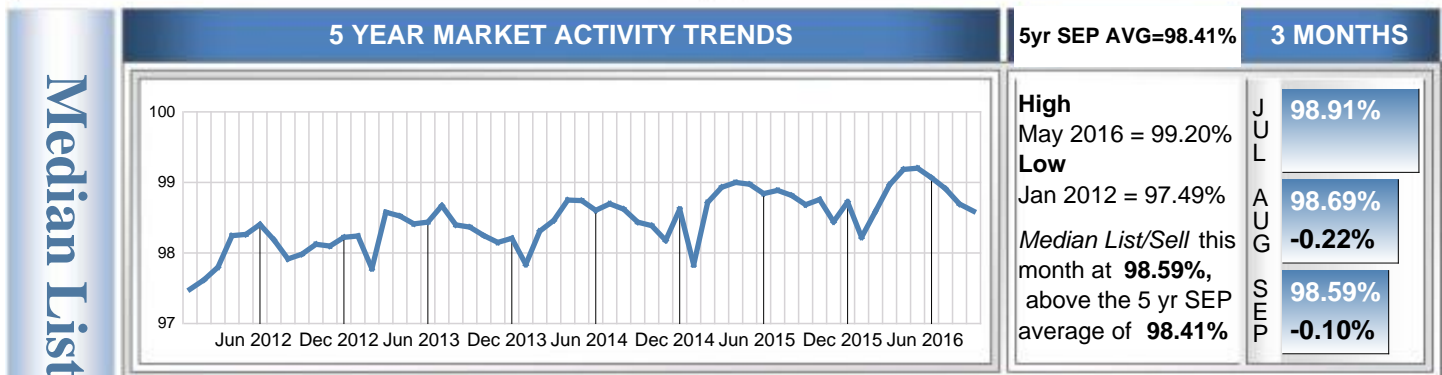
Closed Sales as of Oct 06, 2016



### Median Percent of List Price to Selling Price

Report Produced on: Oct 07, 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE							
Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	155	7.56%	90.34%	93.33%	89.40%	90.08%	92.08%
\$50,001 \$75,000	145	7.07%	96.53%	96.61%	96.32%	96.61%	94.34%
\$75,001 \$125,000	399	19.45%	98.73%	99.55%	98.39%	98.73%	129.74%
\$125,001 \$175,000	504	24.57%	98.70%	98.23%	98.86%	98.21%	98.68%
\$175,001 \$225,000	328	15.99%	98.94%	100.00%	98.94%	98.91%	99.72%
\$225,001 \$325,000	320	15.60%	99.07%	96.71%	99.61%	98.95%	99.24%
\$325,001 and up	200	9.75%	98.60%	96.67%	100.00%	98.68%	97.09%
Median List/Sell Ratio:	98.59%			97.66%	98.64%	98.75%	98.08%
Total Closed Units:	2,051			224	1234	543	50
Total Closed Volume:	374,991,928			24.55M	192.61M	139.47M	18.36M

Median List/Sell Price

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



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## September 2016

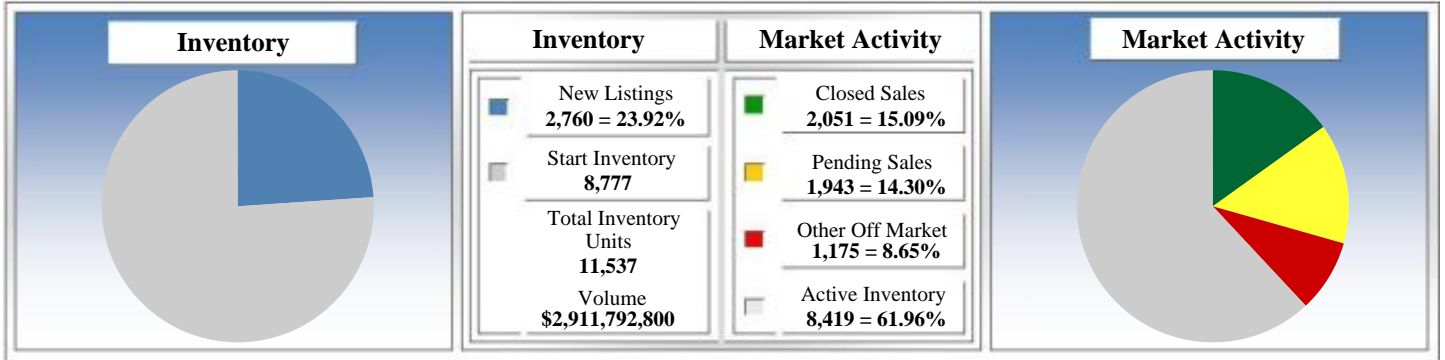
Inventory as of Oct 06, 2016



### Market Summary

Report Produced on: Oct 07, 2016

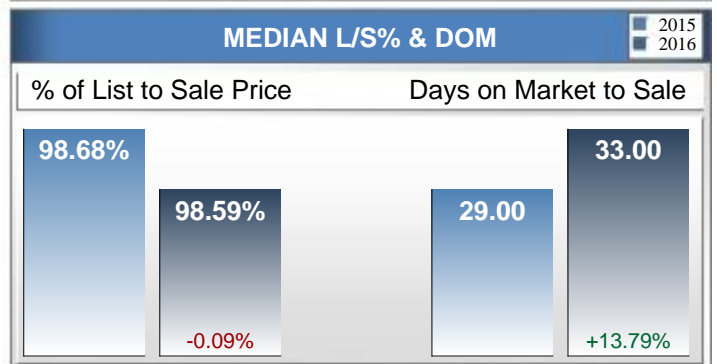
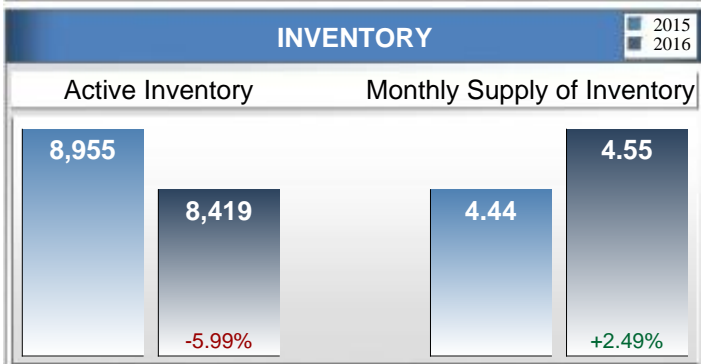
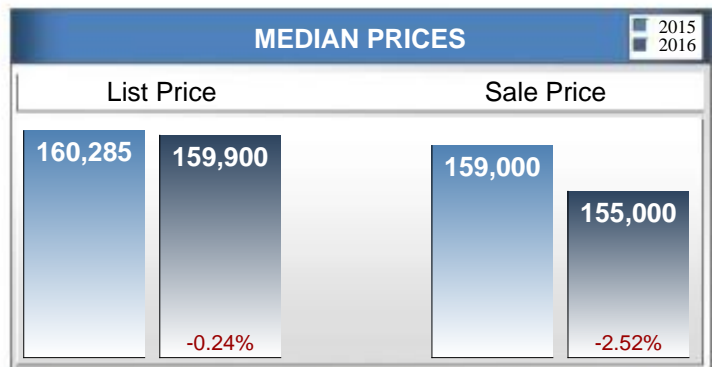
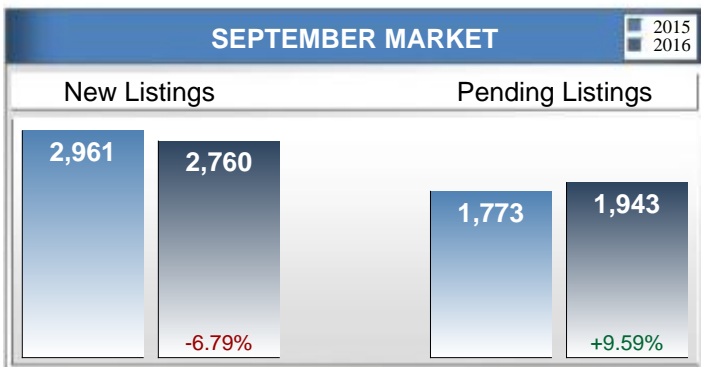
Area Delimited by Entire Oklahoma City MLS - Residential Property Type



**Absorption:** Last 12 months, an Average of **1,849** Sales/Month

**Active Inventory** as of September 30, 2016 = **8,419**

	SEPTEMBER			Year To Date		
	2015	2016	+/-%	2015	2016	+/-%
Closed Sales	2,153	2,051	-4.74%	18,608	17,178	-7.68%
Pending Sales	1,773	1,943	9.59%	19,012	18,153	-4.52%
New Listings	2,961	2,760	-6.79%	27,201	27,365	0.60%
Median List Price	160,285	159,900	-0.24%	159,900	159,900	0.00%
Median Sale Price	159,000	155,000	-2.52%	157,630	158,000	0.23%
Median Percent of List Price to Selling Price	98.68%	98.59%	-0.09%	98.80%	98.85%	0.05%
Median Days on Market to Sale	29.00	33.00	13.79%	30.00	29.00	-3.33%
Monthly Inventory	8,955	8,419	-5.99%	8,955	8,419	-5.99%
Months Supply of Inventory	4.44	4.55	2.49%	4.44	4.55	2.49%





# September 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



## Closed Sales by Units

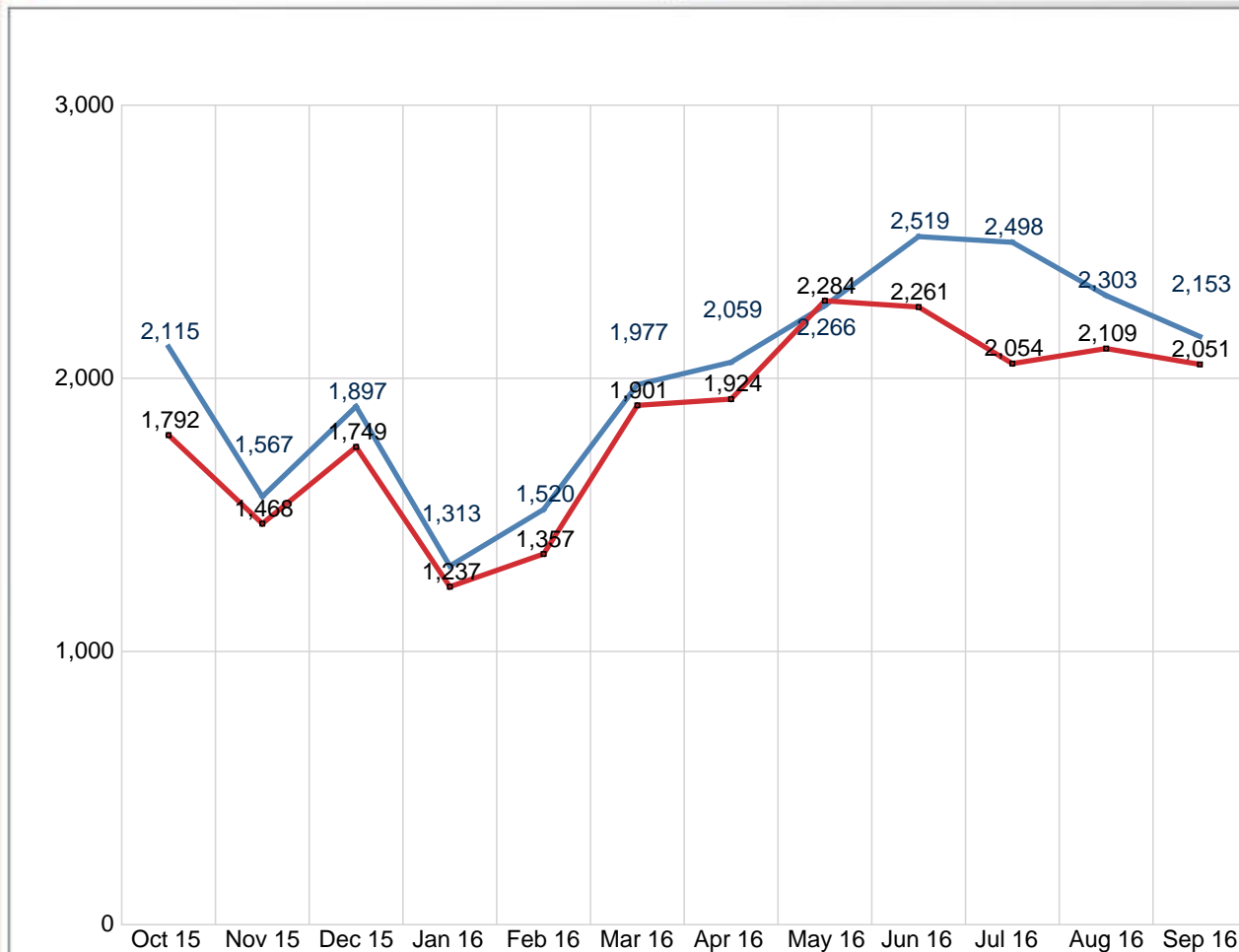
Report Produced on: Oct 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ October 2015 - September 2016 (Current Year with Values)
 ■ October 2014 - September 2015 (Previous Year)



### Comparative Analysis

#### SEPTEMBER

2015	2016
2,153	2,051
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-4.74%</div>	

#### YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
18,608	17,178
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-7.68%</div>	

#### 12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
24,187	22,187
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-8.27%</div>	





# September 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



## Closed Sales by Volume

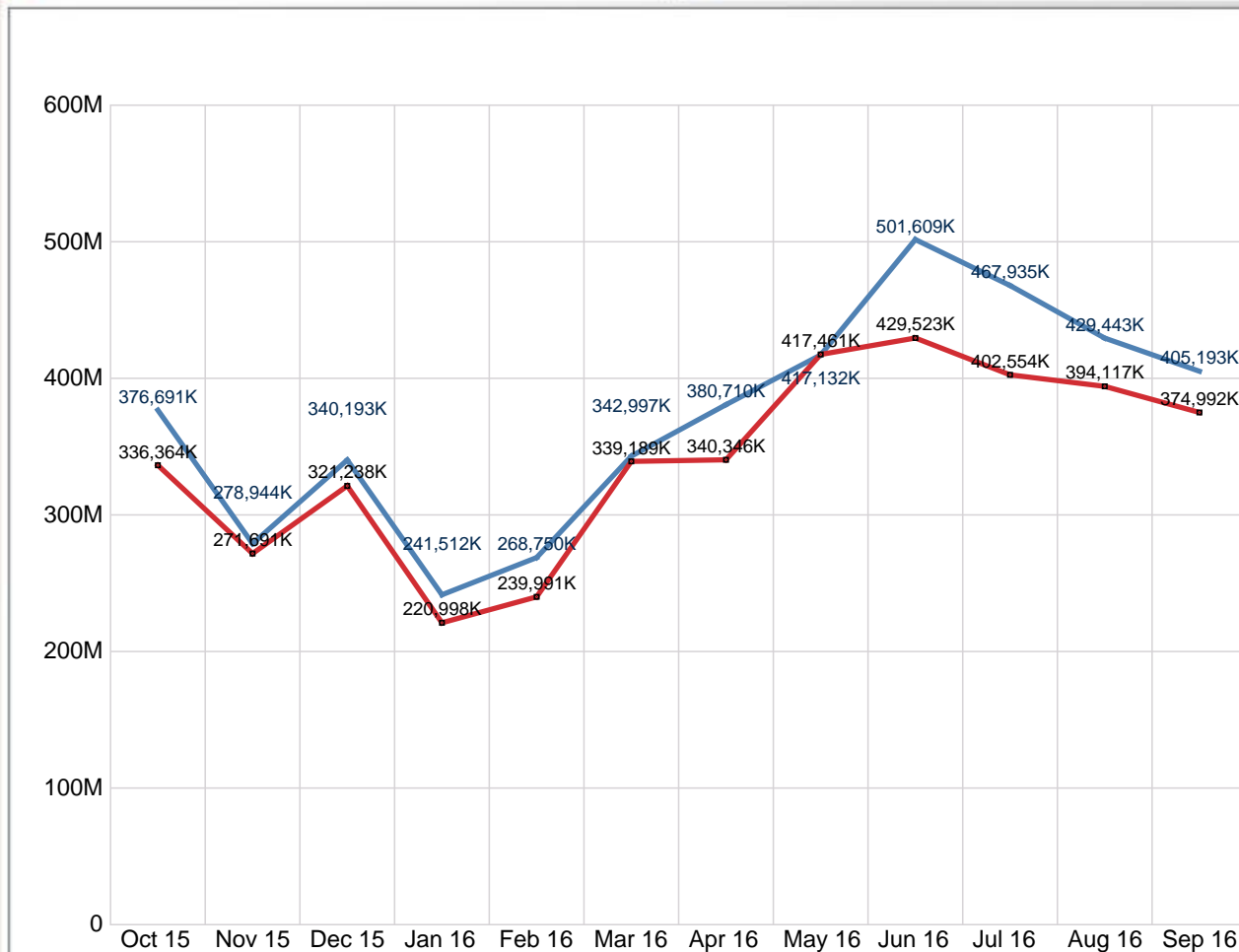
Report Produced on: Oct 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ October 2015 - September 2016 (Current Year with Values)
 ■ October 2014 - September 2015 (Previous Year)

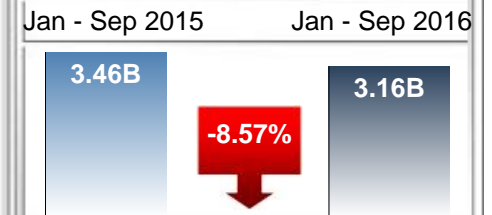


### Comparative Analysis

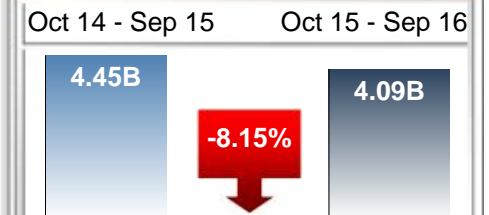
#### SEPTEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# September 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



## Closed Sales by Average Days on Market

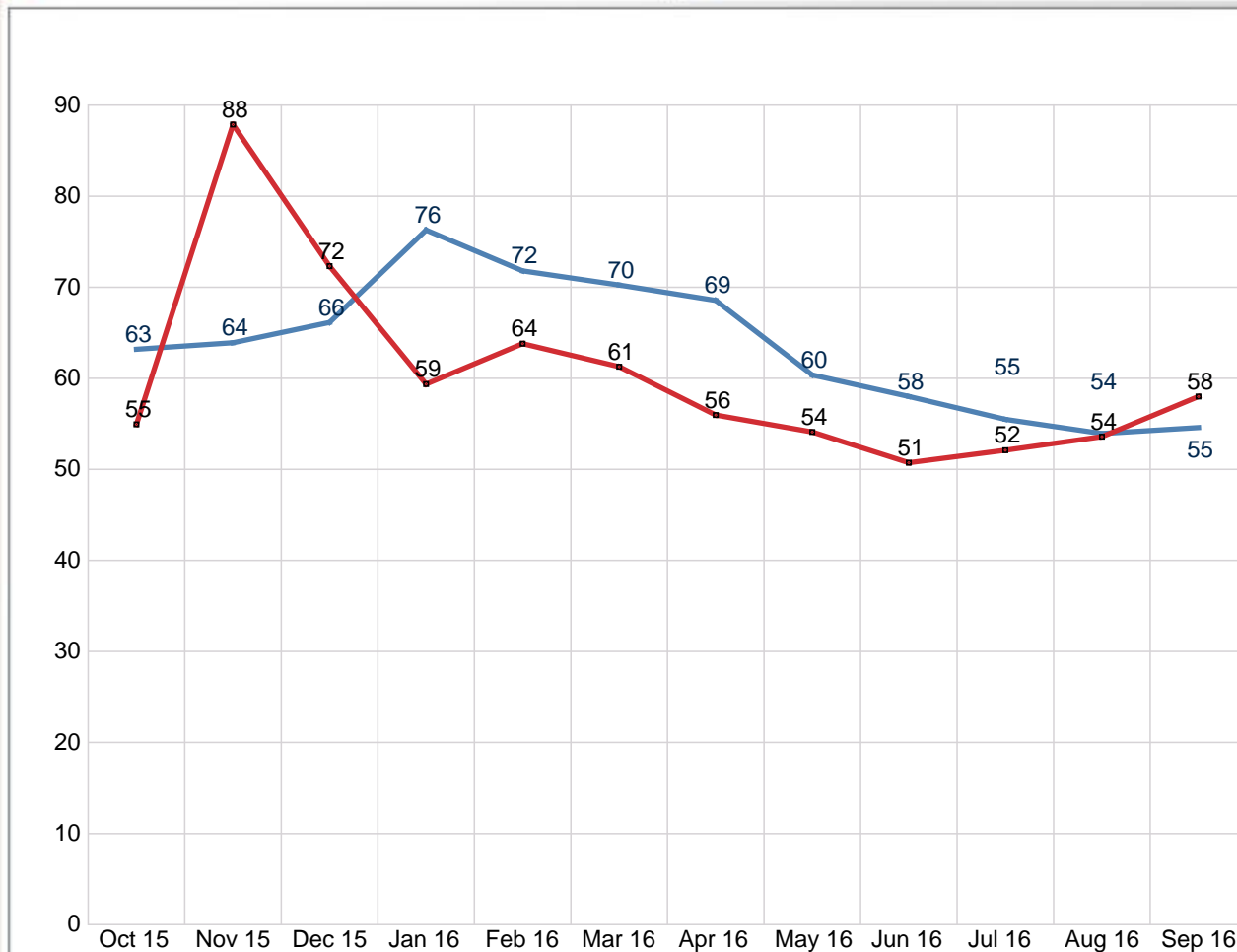
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Oct 07, 2016

Market Trends

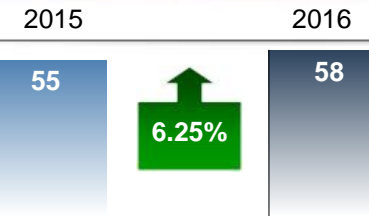
Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR®

■ October 2015 - September 2016 (Current Year with Values)
 ■ October 2014 - September 2015 (Previous Year)

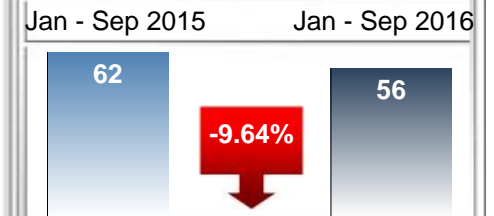


### Comparative Analysis

#### SEPTEMBER



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# September 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



## Closed Sales by Average Asked per Sold Ratio

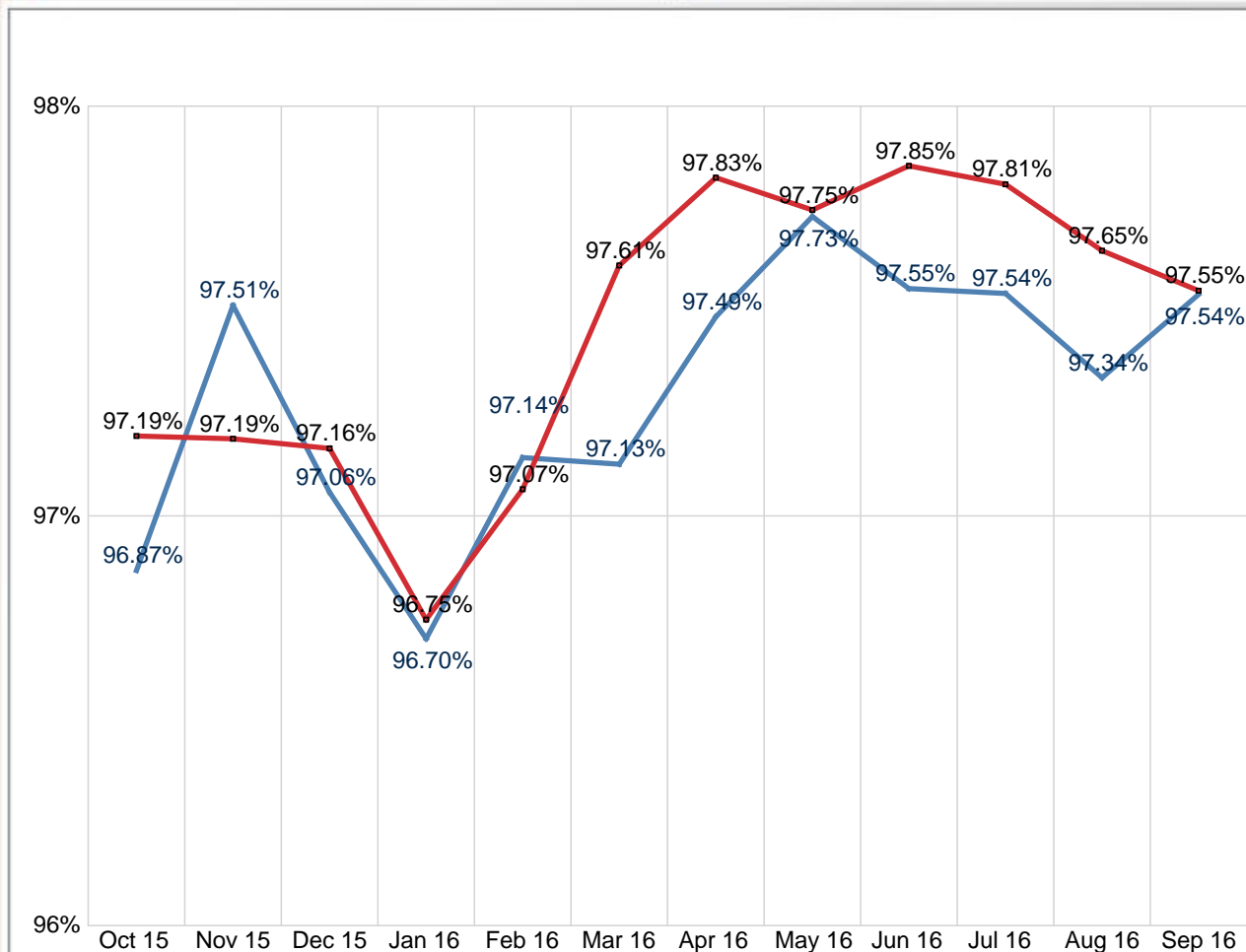
Report Produced on: Oct 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ October 2015 - September 2016 (Current Year with Values)
 ■ October 2014 - September 2015 (Previous Year)



### Comparative Analysis

#### SEPTEMBER

2015	2016
97.54%	97.55%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.01%	

#### YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
97.40%	97.60%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.21%	

#### 12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
97.33%	97.51%
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.18%	



# September 2016

Area Delimited by Entire Oklahoma City MLS - Residential Property Type



## Closed Sales by Average Sold Price

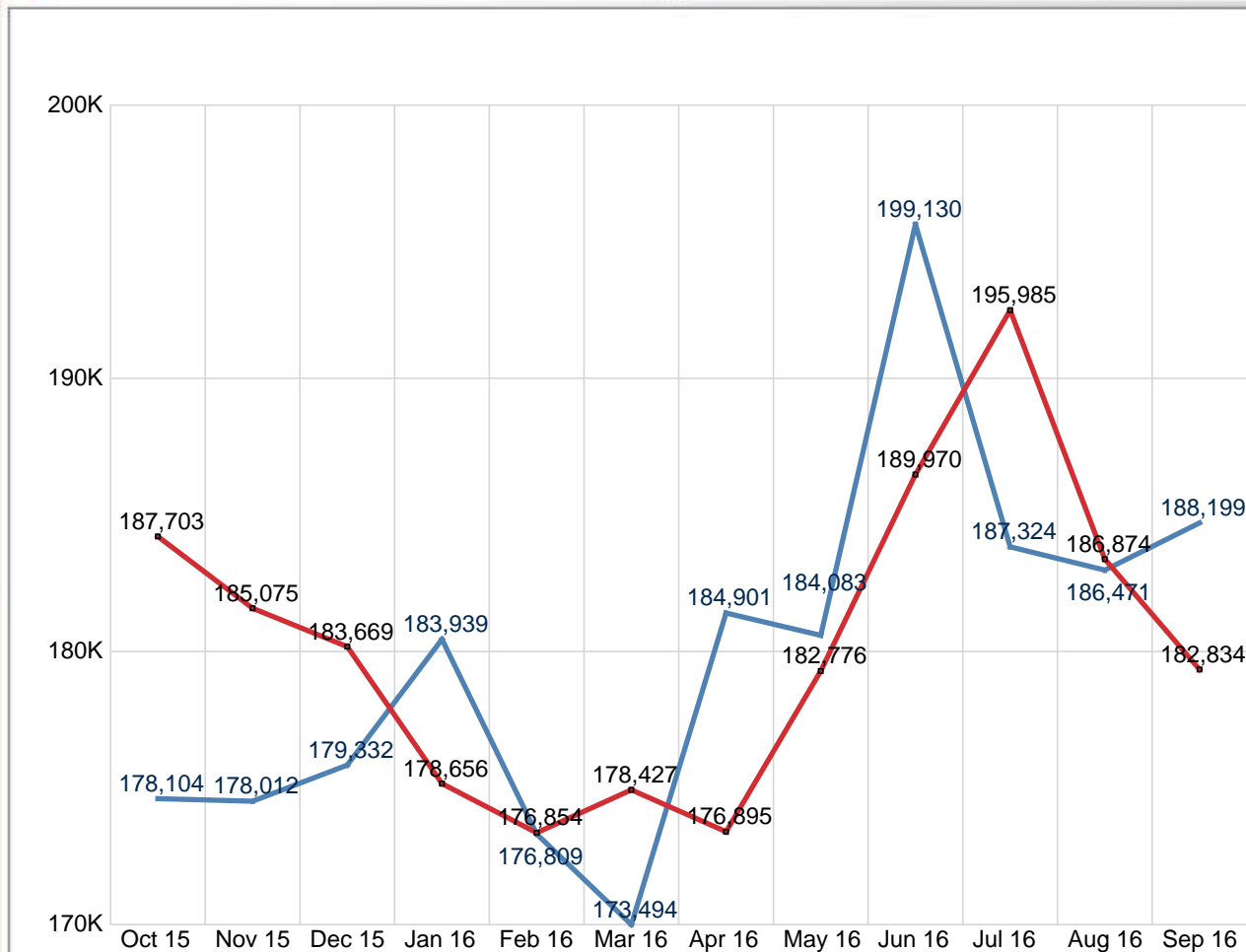
Report Produced on: Oct 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ October 2015 - September 2016 (Current Year with Values)
 ■ October 2014 - September 2015 (Previous Year)



### Comparative Analysis

#### SEPTEMBER

2015	2016
188,199	182,834
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-2.85%</div> 	

#### YEAR TO DATE (YTD)

Jan - Sep 2015	Jan - Sep 2016
185,688	183,908
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-0.96%</div> 	

#### 12 MONTH COMPARATIVE

Oct 14 - Sep 15	Oct 15 - Sep 16
184,029	184,273
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">0.13%</div> 	