



August 2015

Area Delimited by Cities Del City, Midwest City
- Residential Property Type

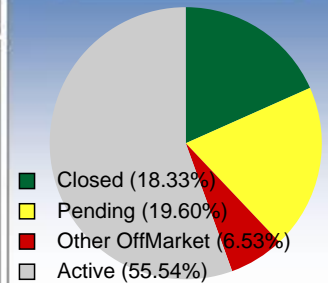


Absorption: Last 12 months, an Average of **81** Sales/Month

Active Inventory as of August 31, 2015 = **306**

	AUGUST		
	2014	2015	+/- %
Closed Listings	101	101	0.00%
Pending Listings	95	108	13.68%
New Listings	133	124	-6.77%
Median List Price	97,000	91,500	-5.67%
Median Sale Price	94,900	90,000	-5.16%
Median Percent of List Price to Selling Price	97.71%	98.33%	0.64%
Median Days on Market to Sale	42.00	20.00	-52.38%
End of Month Inventory	361	306	-15.24%
Months Supply of Inventory	4.69	3.76	-19.84%

Market Activity



Monthly Inventory Analysis

Report Produced on: Sep 14, 2015

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 August 2015 decreased **15.24%** to 306 existing homes available for sale. Over the last 12 months this area has had an average of 81 closed sales per month. This represents an unsold inventory index of **3.76** 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 **5.16%** in August 2015 to \$90,000 versus the previous year at \$94,900.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 22.00 days or **52.38%** in August 2015 compared to last year's same month at **42.00** DOM.

Sales Success for August 2015 is Positive

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

There were 124 New Listings in August 2015, down **6.77%** from last year at 133. Furthermore, there were 101 Closed Listings this month versus last year at 101, a **0.00%** decrease.

Closed versus Listed trends yielded a **81.5%** ratio, up from last year's August 2015 at **75.9%**, a **7.26%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

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

Identify a Professional to Manage the Procedure

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

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLSOK -
Office:
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

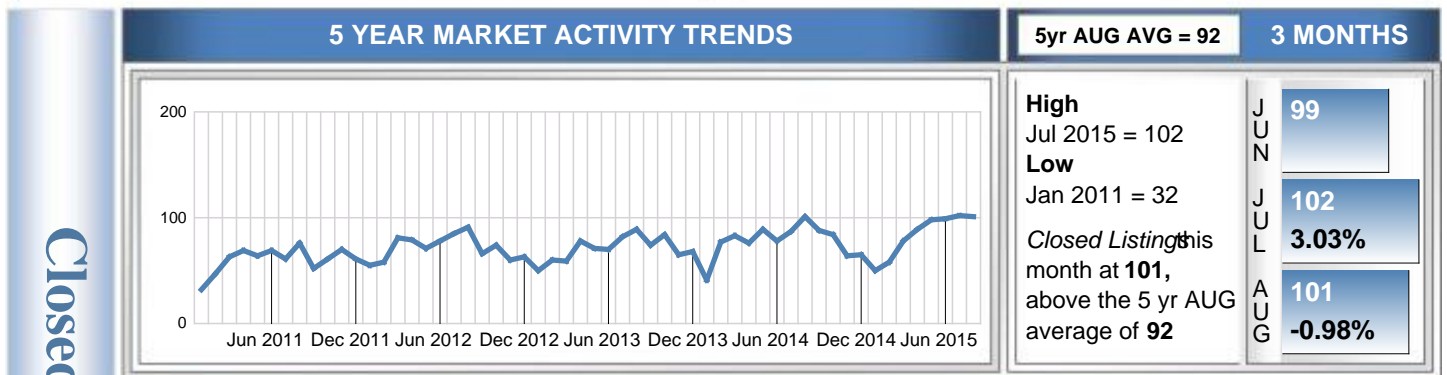
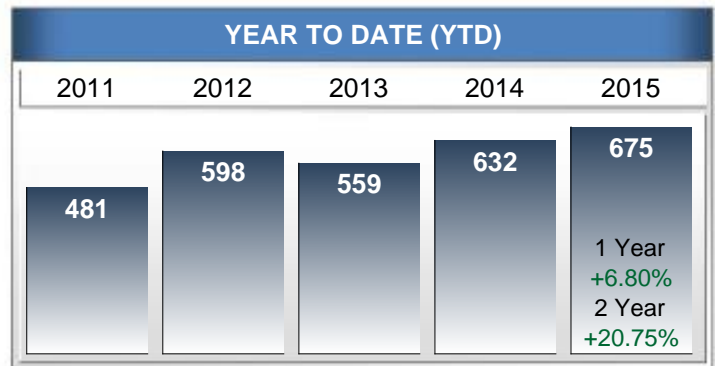
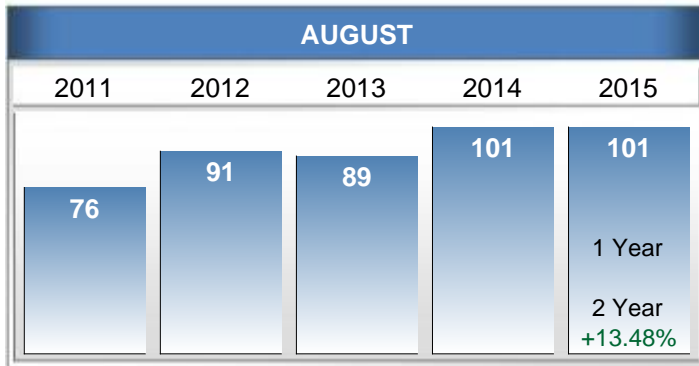
Closed Sales as of Sep 13, 2015



Closed Listings

Report Produced on: Sep 14, 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



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	9	8.91%	39.0	1	8	0	0		
\$50,001 - \$60,000	9	8.91%	17.0	2	7	0	0		
\$60,001 - \$70,000	14	13.86%	33.0	3	11	0	0		
\$70,001 - \$110,000	30	29.70%	18.0	4	23	3	0		
\$110,001 - \$140,000	13	12.87%	20.0	0	12	1	0		
\$140,001 - \$170,000	15	14.85%	11.0	0	12	3	0		
\$170,001 and up	11	10.89%	13.0	0	6	4	1		
Total Closed Units:				101	20.0	10	79	11	1
Total Closed Volume:				10,732,205		709.11K	7.94M	1.82M	260.00K
Median Closed Price:				\$90,000		\$63,056	\$88,000	\$158,000	\$260,000

Closed Listings

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Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

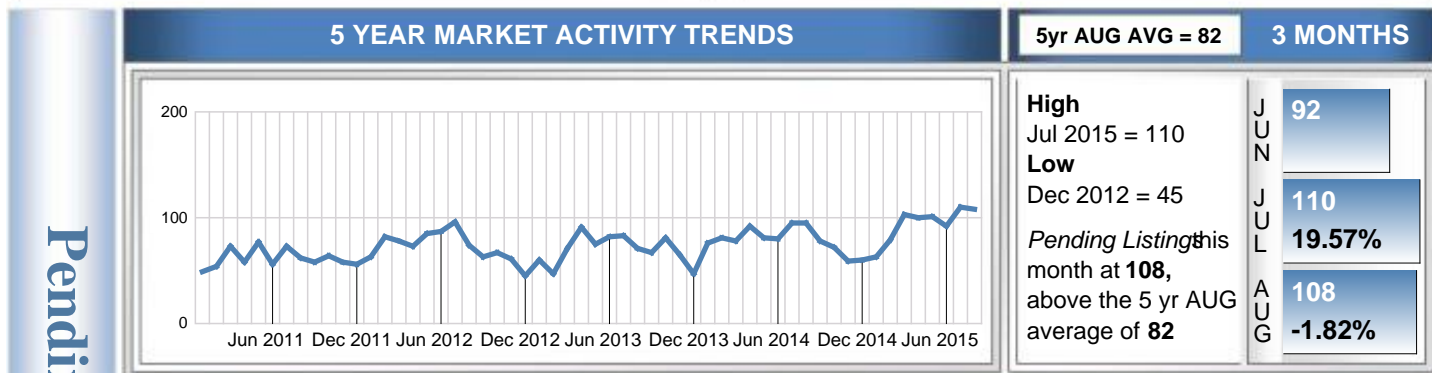
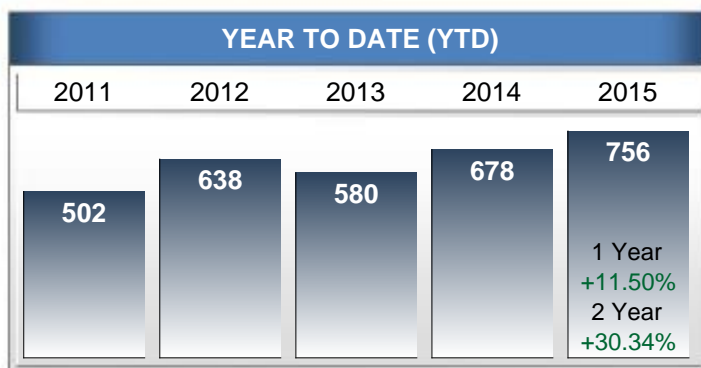
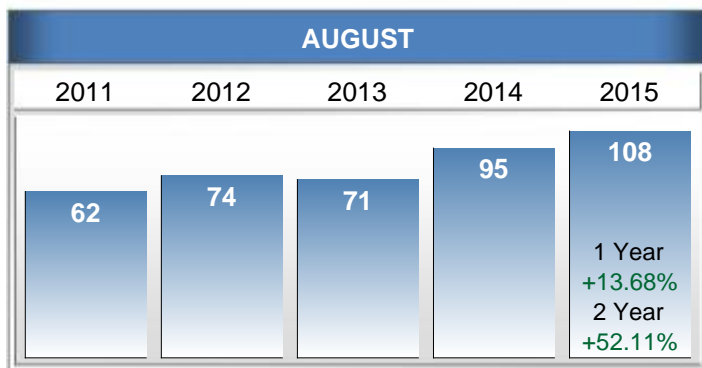
Pending Listings as of Sep 13, 2015



Pending Listings

Report Produced on: Sep 14, 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Pending Listings

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PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$40,000 and less	7	6.48%	21.0	3	4	0	0
\$40,001 - \$50,000	10	9.26%	20.5	1	9	0	0
\$50,001 - \$70,000	21	19.44%	33.0	4	17	0	0
\$70,001 - \$110,000	30	27.78%	29.0	2	27	1	0
\$110,001 - \$140,000	15	13.89%	37.0	0	13	2	0
\$140,001 - \$160,000	11	10.19%	13.0	0	10	1	0
\$160,001 and up	14	12.96%	34.0	0	8	4	2
Total Pending Units: 108				10	88	8	2
Total Pending Volume: 10,790,015				551.90K	8.46M	1.34M	433.90K
Median Listing Price: \$86,450				\$56,450	\$86,450	\$162,500	\$216,950



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

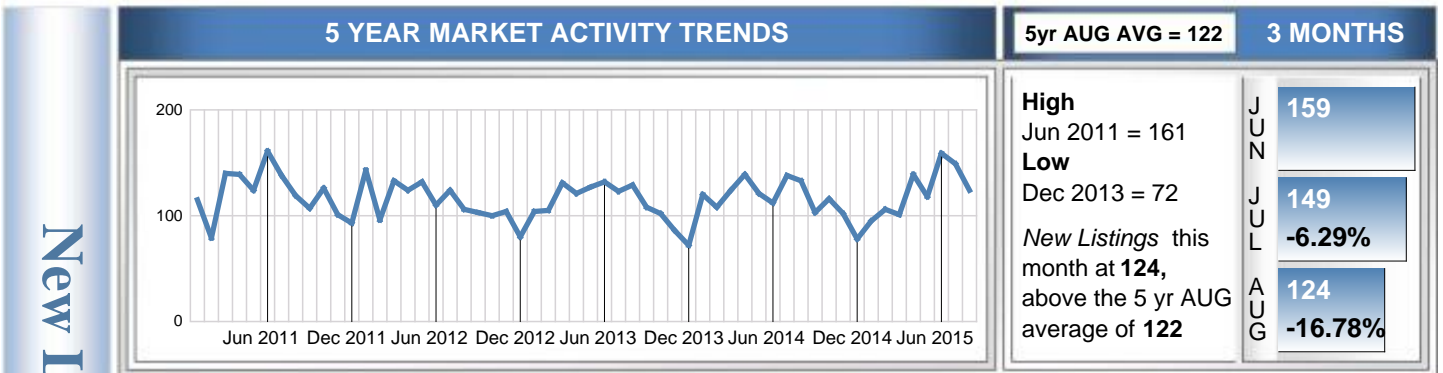
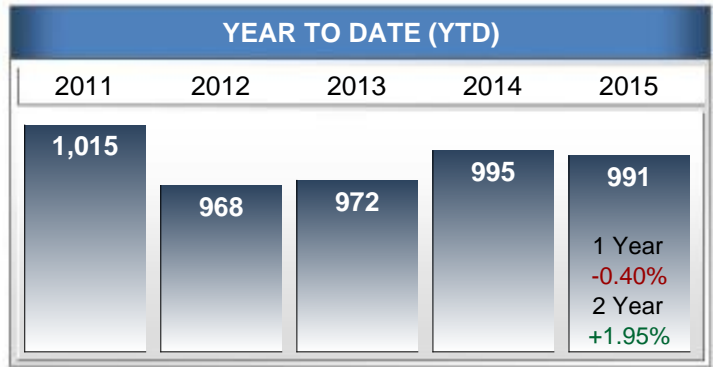
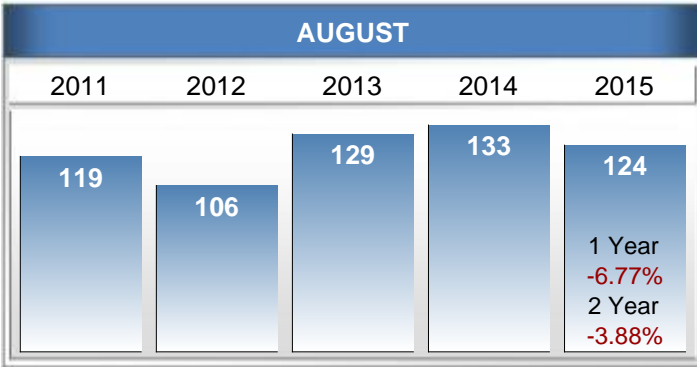
New Listings as of Sep 13, 2015



New Listings

Report Produced on: Sep 14, 2015

Area Delimited by Cities Del City, Midwest City - 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+
\$40,000 and less	5	4.03%	3	2	0	0
\$40,001 \$50,000	10	8.06%	2	8	0	0
\$50,001 \$70,000	24	19.35%	9	13	2	0
\$70,001 \$110,000	39	31.45%	3	35	1	0
\$110,001 \$140,000	13	10.48%	0	9	4	0
\$140,001 \$170,000	16	12.90%	0	12	4	0
\$170,001 and up	17	13.71%	1	10	4	2
Total New Listed Units:			18	89	15	2
Total New Listed Volume:			1.17M	9.06M	2.37M	412.50K
Median New Listed Listing Price:			\$58,125	\$89,900	\$155,500	\$206,250



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

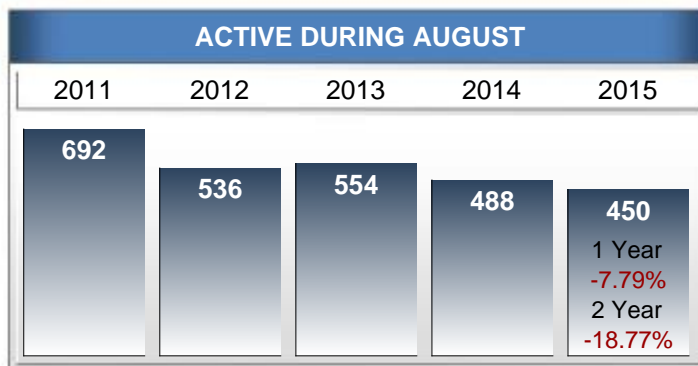
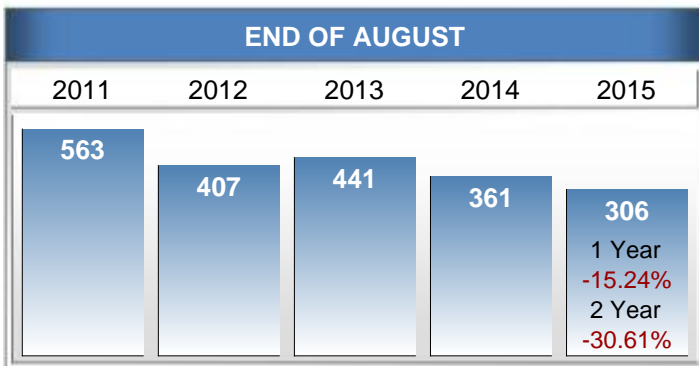
Active Inventory as of Sep 13, 2015



Active Inventory

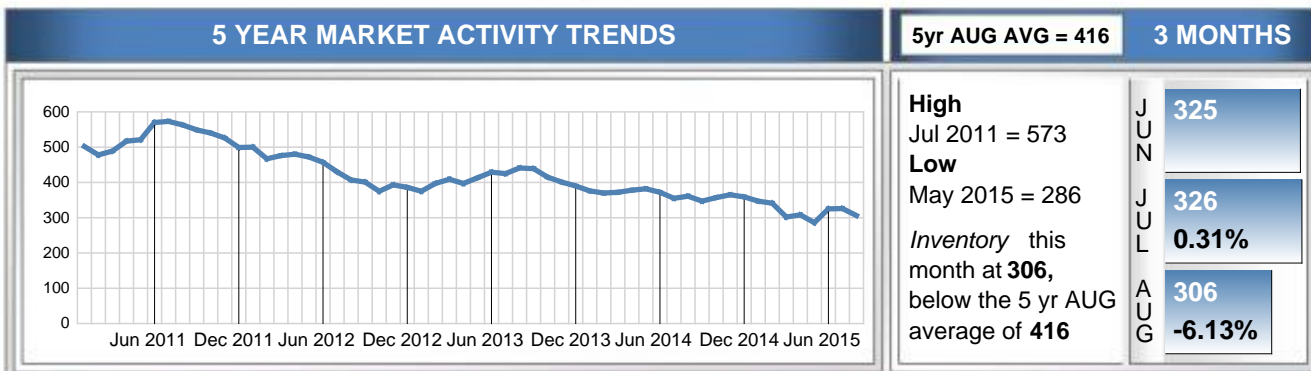
Report Produced on: Sep 14, 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Active Inventory

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INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$40,000 and less	14	4.58%	70.0	6	8	0	0		
\$40,001 \$50,000	20	6.54%	60.0	6	11	3	0		
\$50,001 \$70,000	79	25.82%	72.0	28	46	3	2		
\$70,001 \$90,000	70	22.88%	49.0	7	60	3	0		
\$90,001 \$130,000	44	14.38%	63.0	1	41	1	1		
\$130,001 \$180,000	47	15.36%	35.0	0	36	10	1		
\$180,001 and up	32	10.46%	71.0	2	20	9	1		
Total Active Inventory by Units:				306	56.0	50	222	29	5
Total Active Inventory by Volume:				32,232,751		3.25M	23.43M	4.89M	668.30K
Median Active Inventory Listing Price:				\$79,950		\$58,700	\$85,950	\$154,900	\$125,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

August 2015

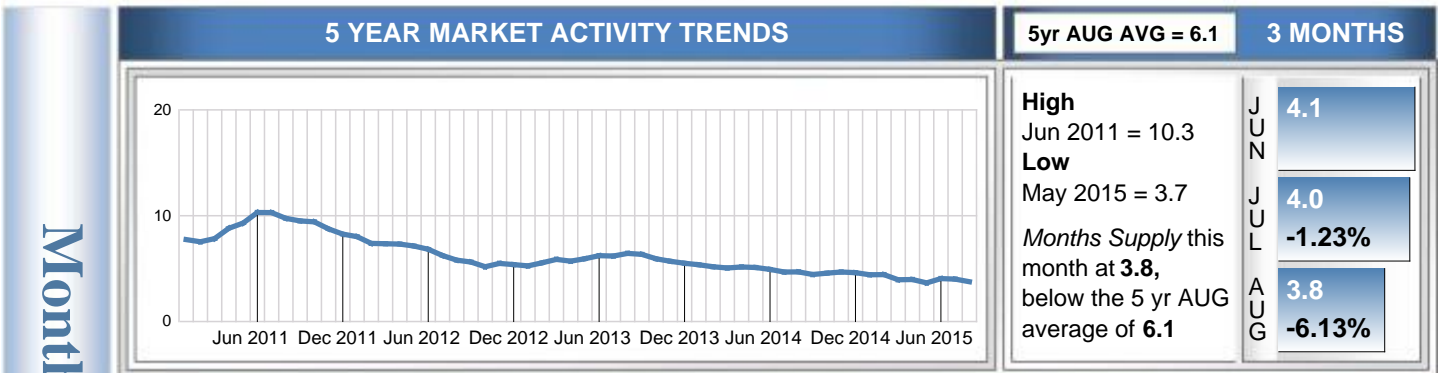
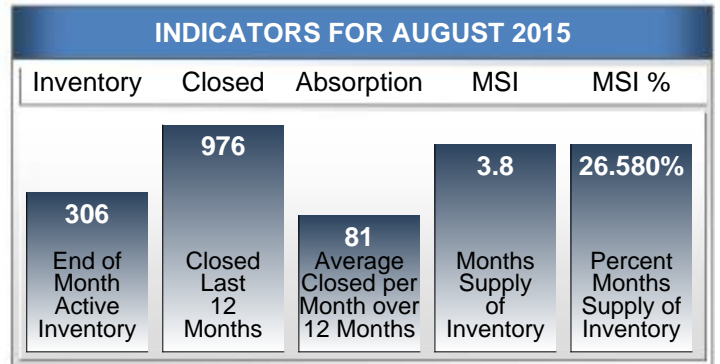
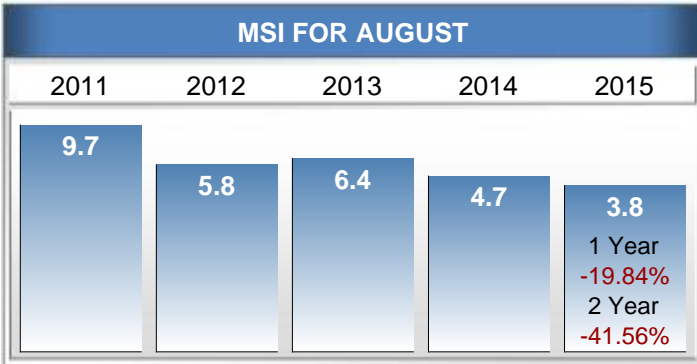
Active Inventory as of Sep 13, 2015



Months Supply of Inventory

Report Produced on: Sep 14, 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



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+
\$40,000 and less	14	4.58%	1.6	1.8	1.6	0.0	0.0
\$40,001 \$50,000	20	6.54%	2.5	3.1	1.9	6.0	0.0
\$50,001 \$70,000	79	25.82%	5.9	9.1	4.8	3.6	24.0
\$70,001 \$90,000	70	22.88%	5.3	8.4	5.3	3.0	0.0
\$90,001 \$130,000	44	14.38%	2.8	2.4	3.2	0.4	6.0
\$130,001 \$180,000	47	15.36%	3.1	0.0	3.2	2.7	0.0
\$180,001 and up	32	10.46%	4.7	12.0	6.3	2.8	4.0
MSI:	3.8			4.8	3.8	2.4	10.0
Total Active Inventory:	306			50	222	29	5



Monthly Inventory Analysis

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August 2015

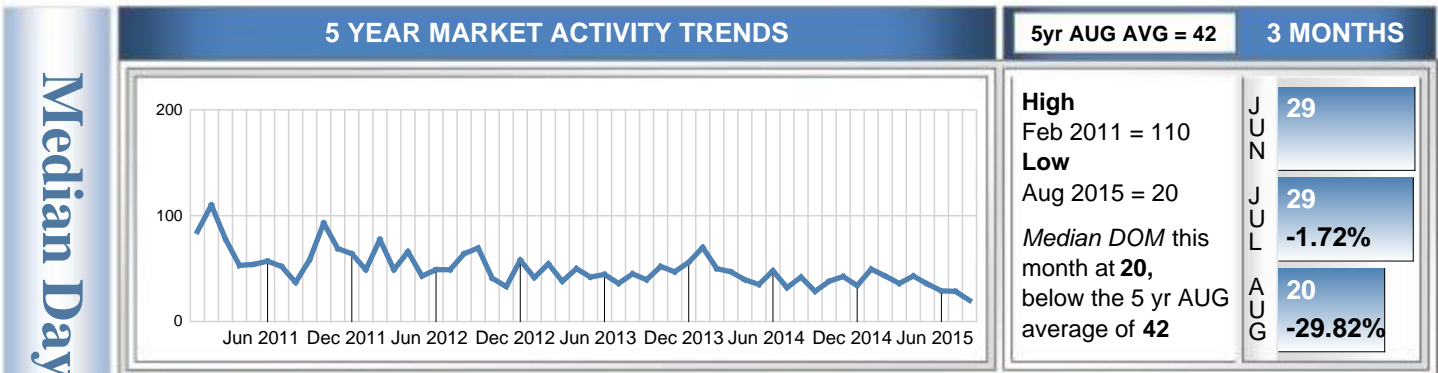
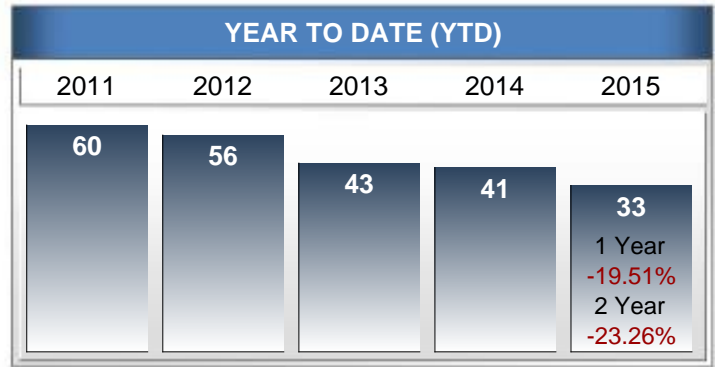
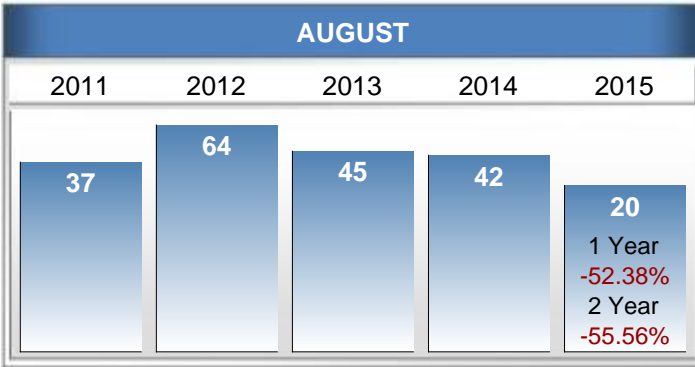
Closed Sales as of Sep 13, 2015



Median Days on Market to Sale

Report Produced on: Sep 14, 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Median Days on Market

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MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	9	8.91%	39.0	81.0	31.0	0.0	0.0
\$50,001 \$60,000	9	8.91%	17.0	8.5	43.0	0.0	0.0
\$60,001 \$70,000	14	13.86%	33.0	36.0	29.0	0.0	0.0
\$70,001 \$110,000	30	29.70%	18.0	39.0	19.0	15.0	0.0
\$110,001 \$140,000	13	12.87%	20.0	0.0	26.0	19.0	0.0
\$140,001 \$170,000	15	14.85%	11.0	0.0	11.5	11.0	0.0
\$170,001 and up	11	10.89%	13.0	0.0	14.5	6.5	35.0
Median Closed DOM:	20.0			33.0	21.0	11.0	35.0
Total Closed Units:	101			10	79	11	1
Total Closed Volume:	10,732,205			709.11K	7.94M	1.82M	260.00K



Monthly Inventory Analysis

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

August 2015

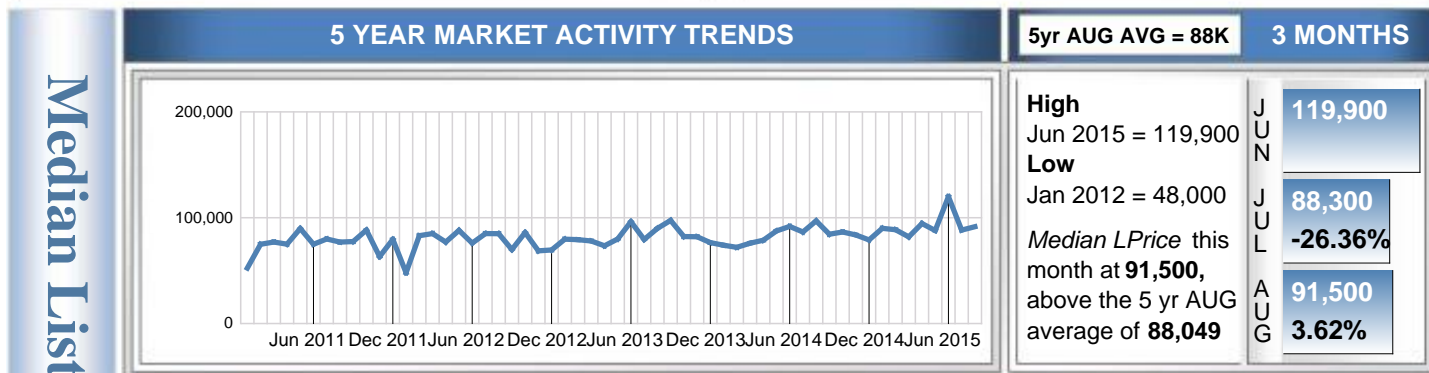
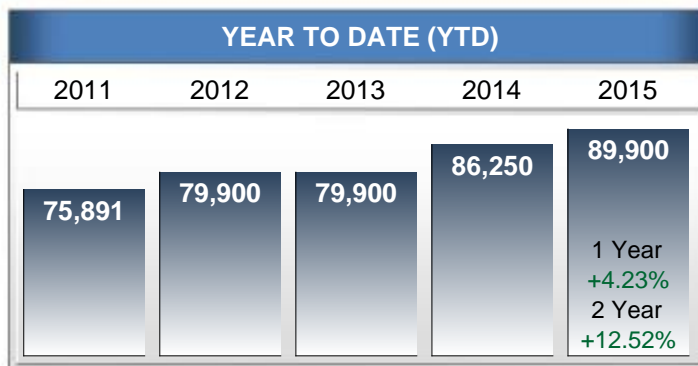
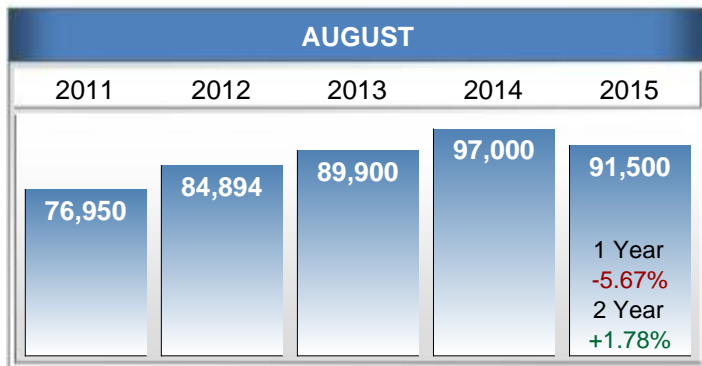
Closed Sales as of Sep 13, 2015



Median List Price at Closing

Report Produced on: Sep 14, 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Median List Price

Ready to Buy or Sell Real Estate?
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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	9		8.91%	45,580	49,500	42,790	0	0
\$50,001 - \$60,000	6		5.94%	57,450	60,000	56,000	0	0
\$60,001 - \$70,000	16		15.84%	65,000	64,900	69,000	0	0
\$70,001 - \$110,000	27		26.73%	86,000	80,000	88,000	99,000	0
\$110,001 - \$140,000	15		14.85%	122,500	115,000	122,500	124,500	0
\$140,001 - \$170,000	17		16.83%	150,000	0	150,000	158,000	0
\$170,001 and up	11		10.89%	225,000	0	204,950	237,450	265,000
Median List Price:		\$91,500			\$64,950	\$89,900	\$158,000	\$265,000
Total Closed Units:		101			10	79	11	1
Total List Volume:		11,041,098			727.20K	8.19M	1.85M	265.00K



Monthly Inventory Analysis

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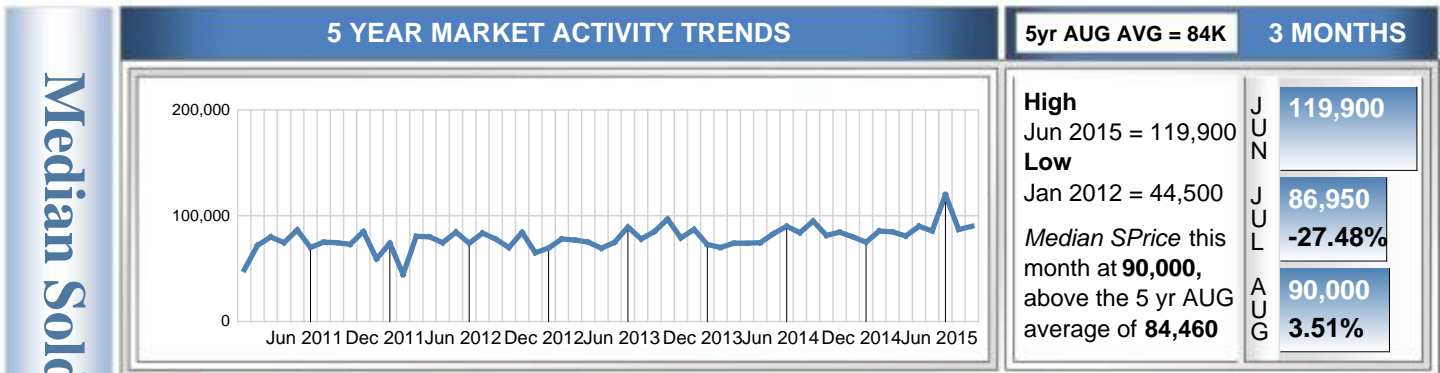
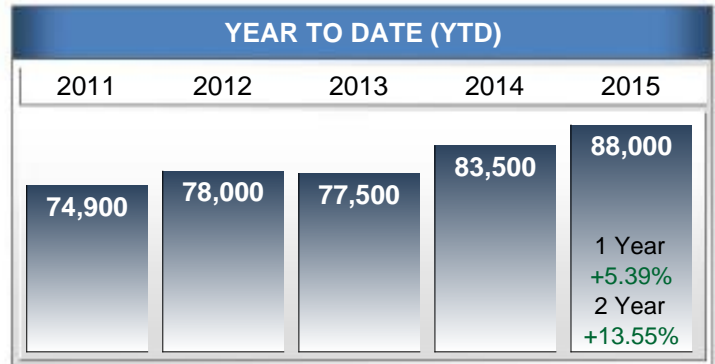
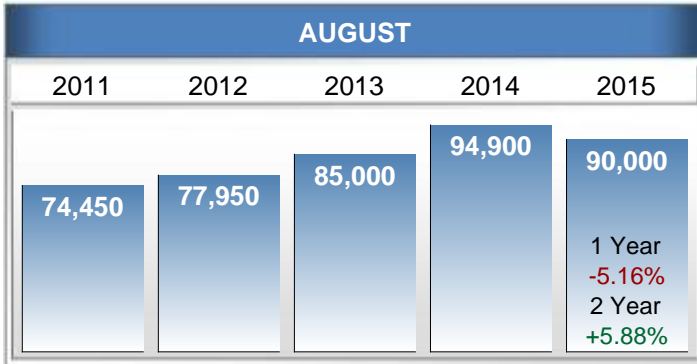
Closed Sales as of Sep 13, 2015



Median Sold Price at Closing

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Area Delimited by Cities Del City, Midwest City - 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+
\$50,000 and less	9	8.91%	43,000	49,500	42,601	0	0
\$50,001 - \$60,000	9	8.91%	56,000	60,000	54,500	0	0
\$60,001 - \$70,000	14	13.86%	64,306	62,000	65,000	0	0
\$70,001 - \$110,000	30	29.70%	85,501	82,250	85,001	105,000	0
\$110,001 - \$140,000	13	12.87%	127,500	0	126,750	130,500	0
\$140,001 - \$170,000	15	14.85%	151,000	0	149,700	158,000	0
\$170,001 and up	11	10.89%	225,000	0	194,950	237,450	260,000
Median Closed Price:	\$90,000			\$63,056	\$88,000	\$158,000	\$260,000
Total Closed Units:	101			10	79	11	1
Total Closed Volume:	10,732,205			709.11K	7.94M	1.82M	260.00K



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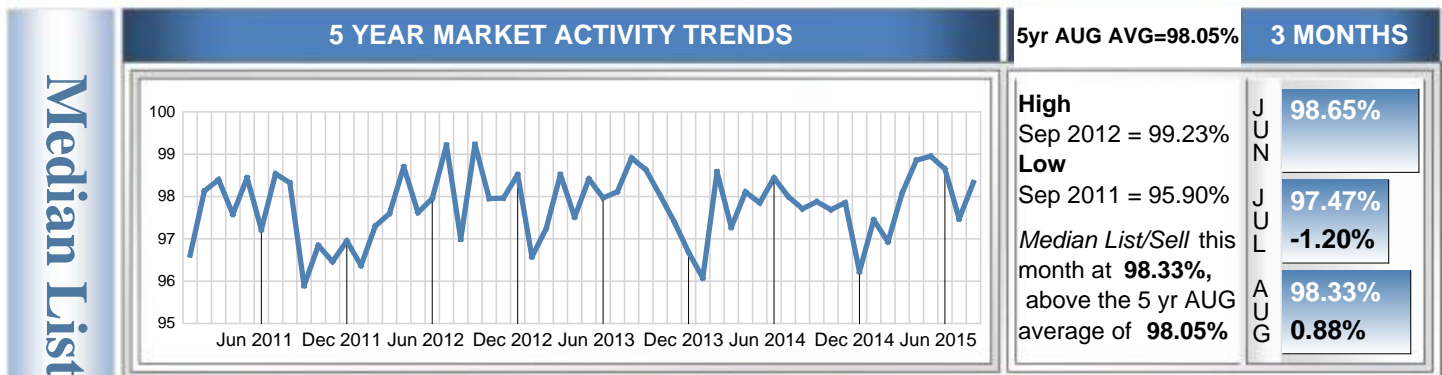
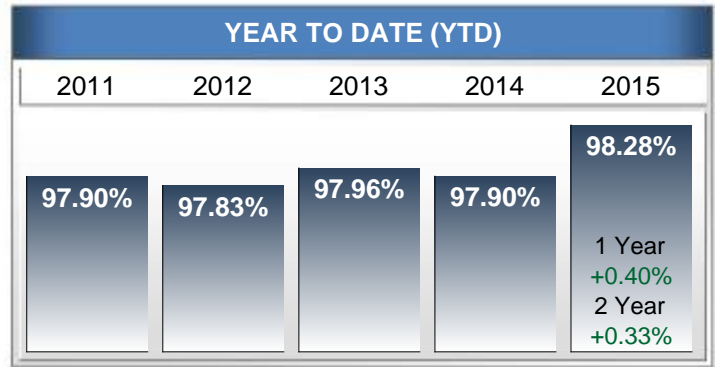
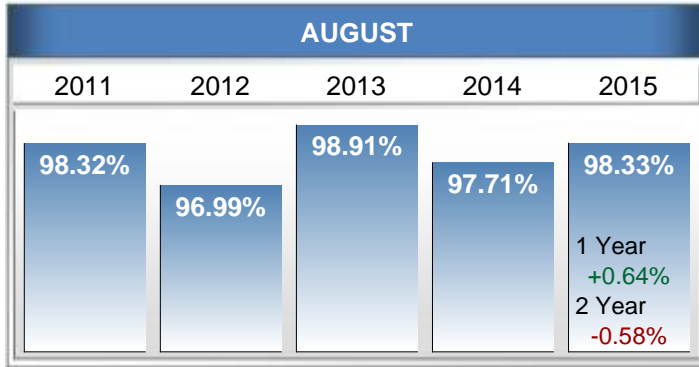
Closed Sales as of Sep 13, 2015



Median Percent of List Price to Selling Price

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Area Delimited by Cities Del City, Midwest City - 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+
\$50,000 and less	9	8.91%	94.66%	100.00%	91.42%	0.00%	0.00%
\$50,001 - \$60,000	9	8.91%	100.00%	97.62%	100.00%	0.00%	0.00%
\$60,001 - \$70,000	14	13.86%	95.71%	95.53%	95.88%	0.00%	0.00%
\$70,001 - \$110,000	30	29.70%	96.44%	97.34%	96.37%	91.91%	0.00%
\$110,001 - \$140,000	13	12.87%	99.55%	0.00%	99.37%	100.46%	0.00%
\$140,001 - \$170,000	15	14.85%	99.67%	0.00%	99.49%	100.00%	0.00%
\$170,001 and up	11	10.89%	100.00%	0.00%	98.91%	100.00%	98.11%
Median List/Sell Ratio:	98.33%			97.34%	98.13%	100.00%	98.11%
Total Closed Units:	101			10	79	11	1
Total Closed Volume:	10,732,205			709.11K	7.94M	1.82M	260.00K



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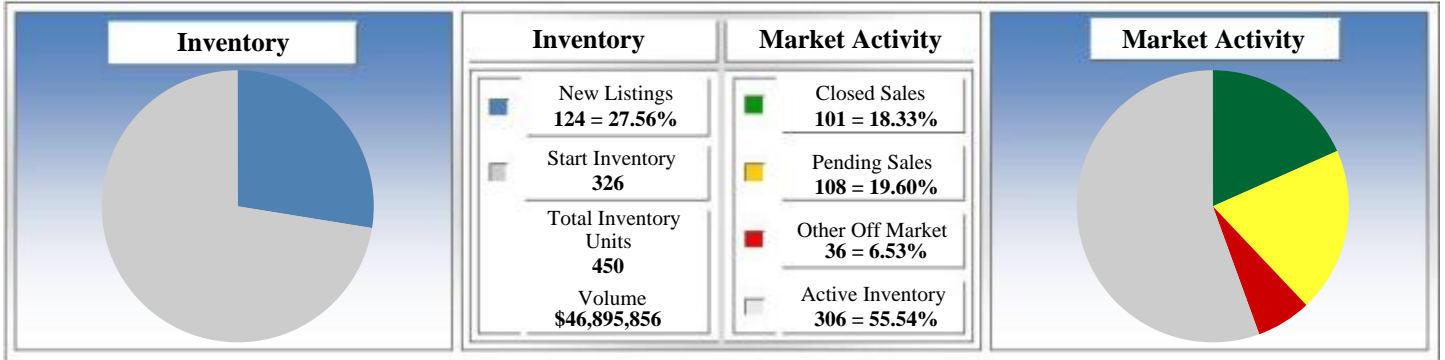
Inventory as of Sep 13, 2015



Market Summary

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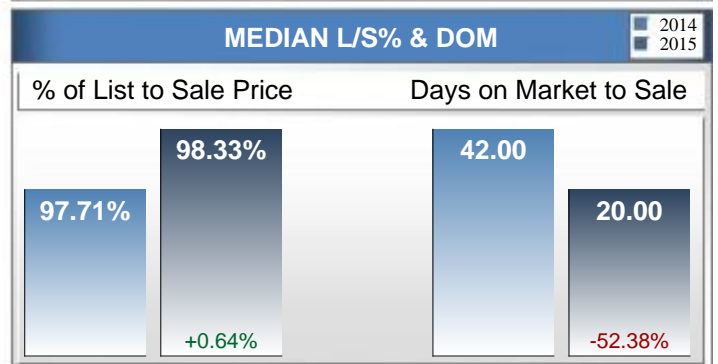
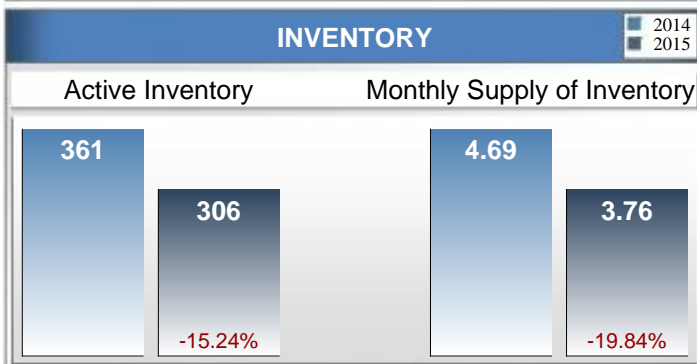
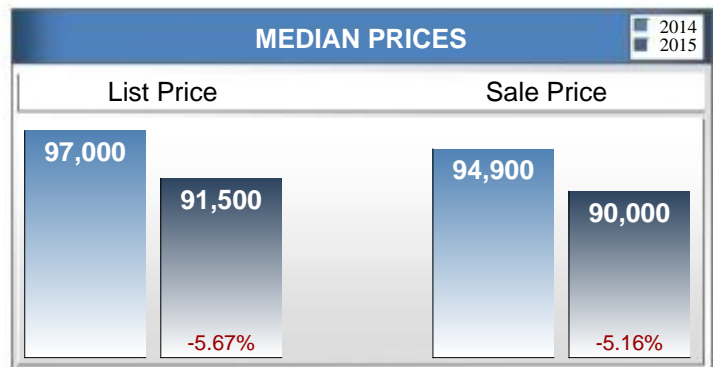
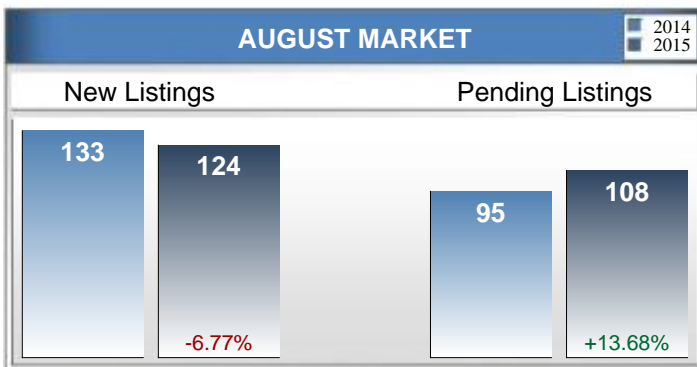
Area Delimited by Cities Del City, Midwest City - Residential Property Type



Absorption: Last 12 months, an Average of **81** Sales/Month

Active Inventory as of August 31, 2015 = **306**

	AUGUST			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	101	101	0.00%	632	675	6.80%
Pending Sales	95	108	13.68%	678	756	11.50%
New Listings	133	124	-6.77%	995	991	-0.40%
Median List Price	97,000	91,500	-5.67%	86,250	89,900	4.23%
Median Sale Price	94,900	90,000	-5.16%	83,500	88,000	5.39%
Median Percent of List Price to Selling Price	97.71%	98.33%	0.64%	97.90%	98.28%	0.40%
Median Days on Market to Sale	42.00	20.00	-52.38%	41.00	33.00	-19.51%
Monthly Inventory	361	306	-15.24%	361	306	-15.24%
Months Supply of Inventory	4.69	3.76	-19.84%	4.69	3.76	-19.84%





August 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Closed Sales by Units

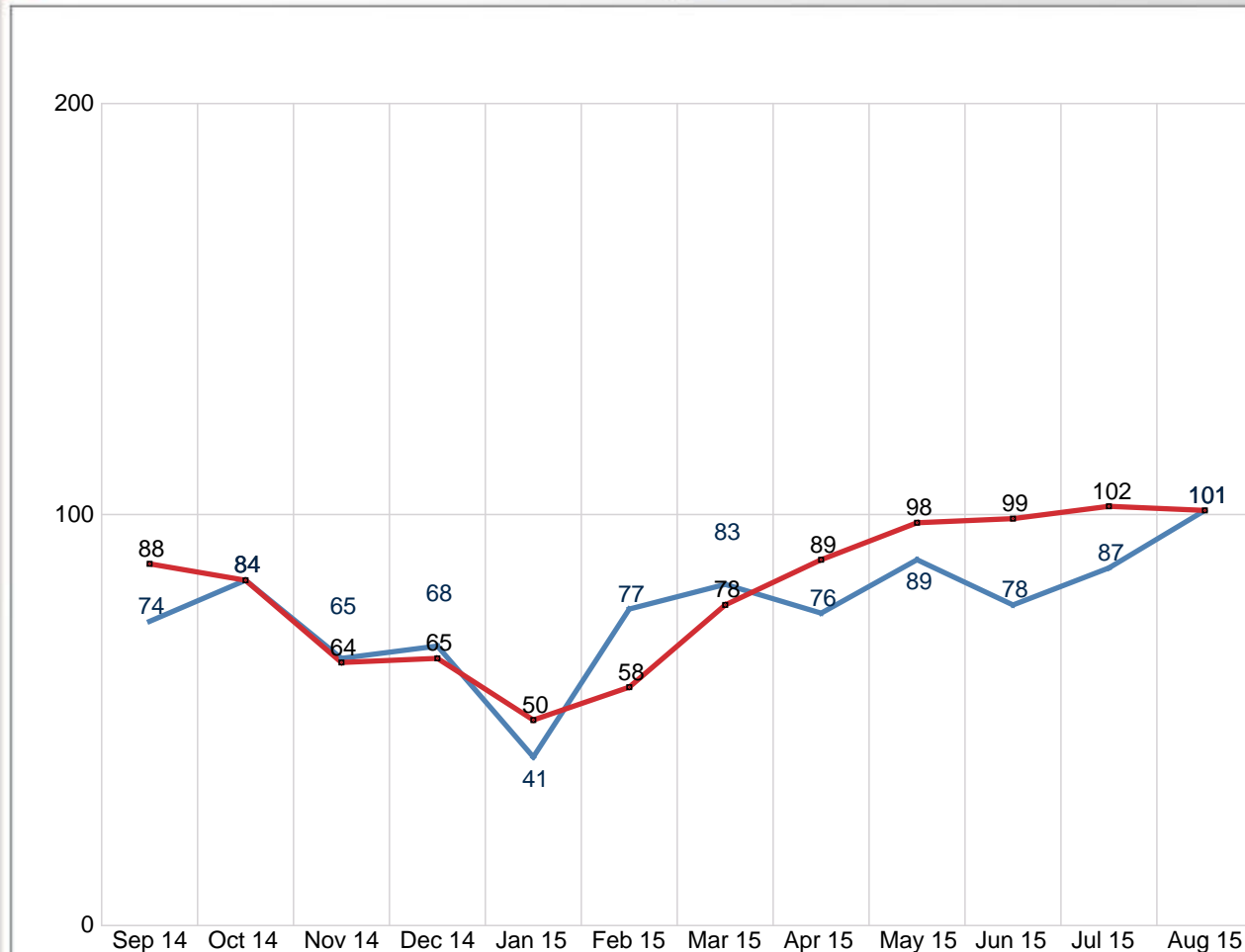
Report Produced on: Sep 14, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ September 2014 - August 2015 (Current Year with Values)
 ■ September 2013 - August 2014 (Previous Year)



Comparative Analysis

AUGUST

2014	2015
101	101

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
632	675
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑ 6.80%</div>	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
923	976
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑ 5.74%</div>	



August 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Closed Sales by Volume

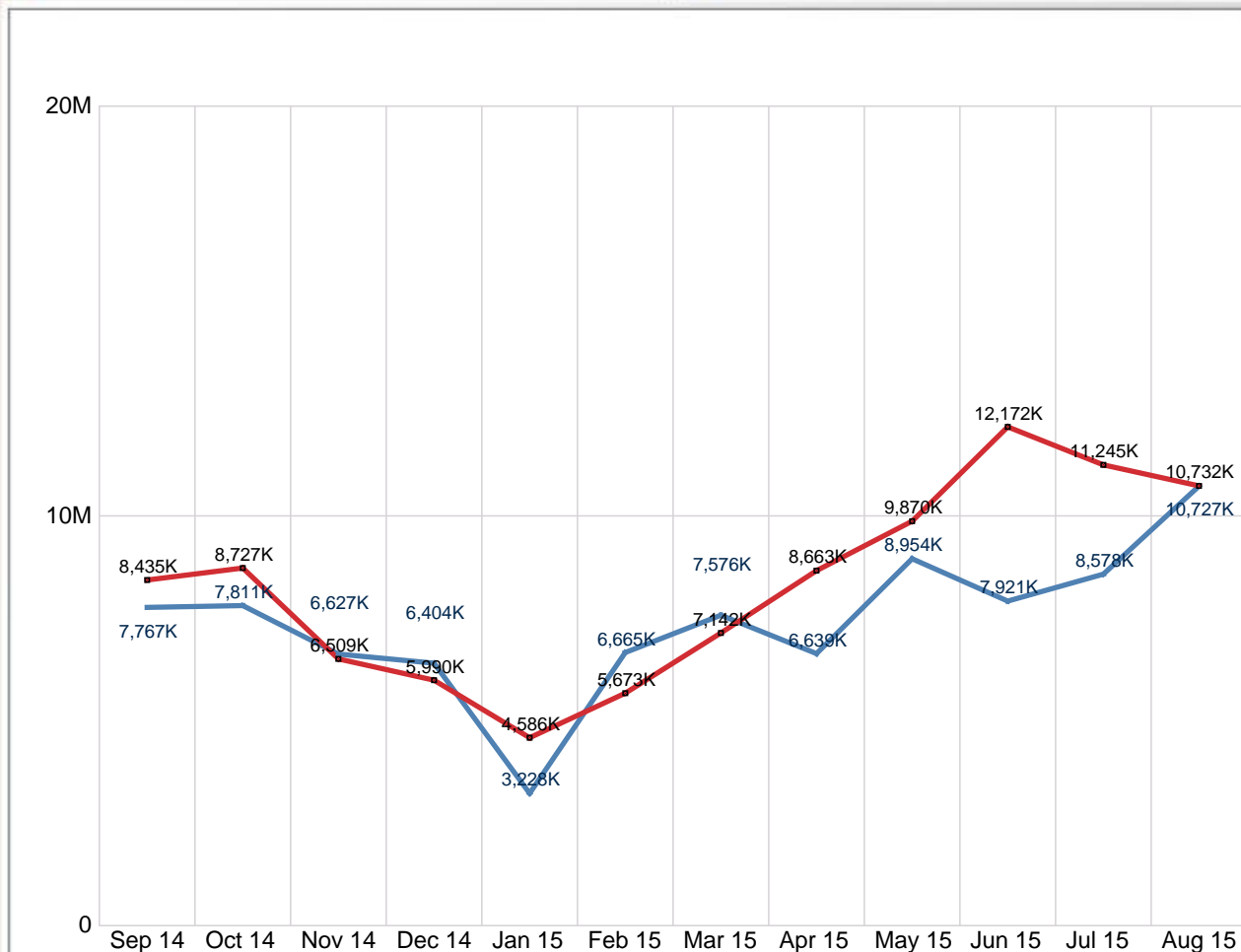
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Comparative Analysis

AUGUST

2014	2015
11M	11M

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
60M	70M

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
89M	100M



August 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Closed Sales by Average Days on Market

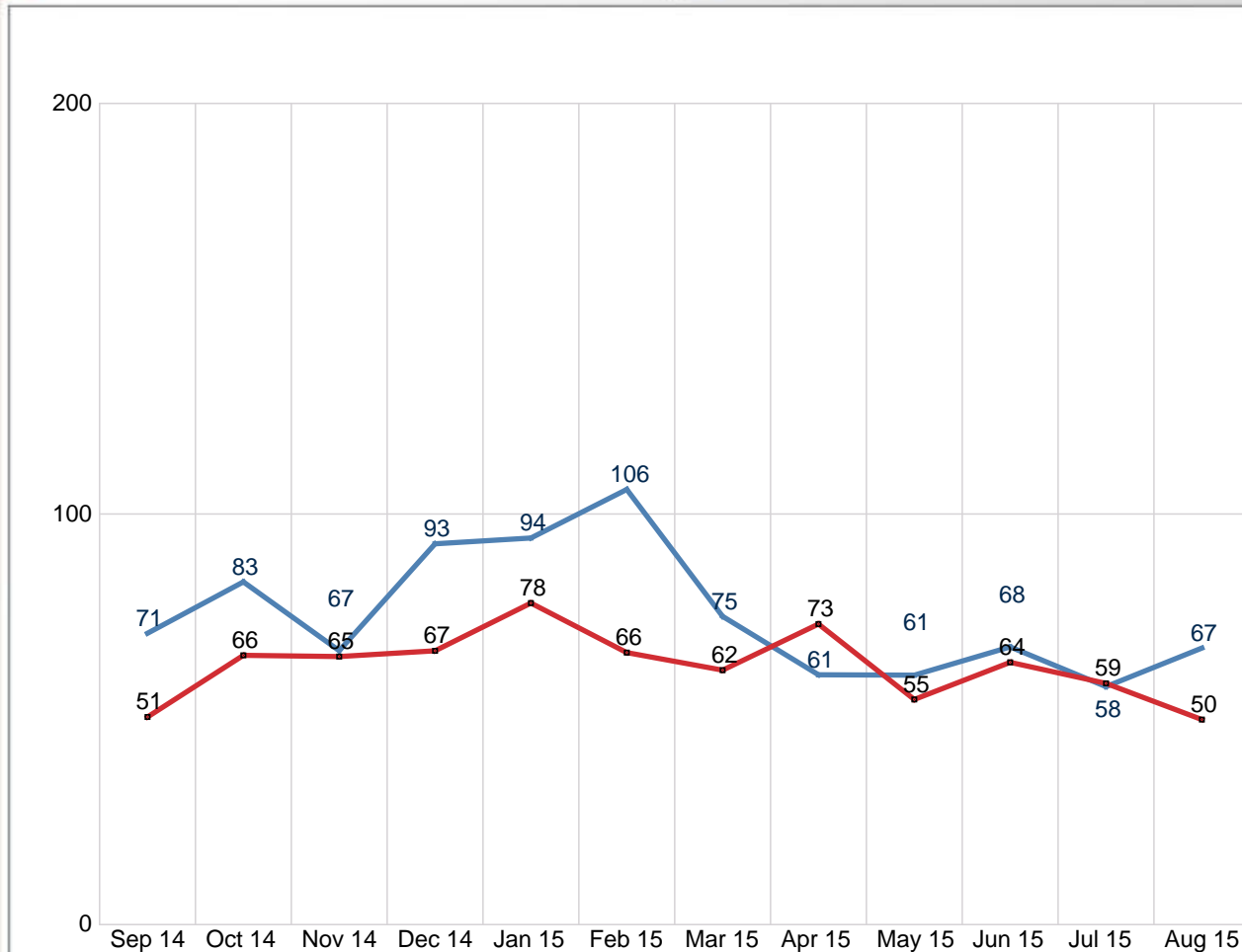
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Sep 14, 2015

Market Trends

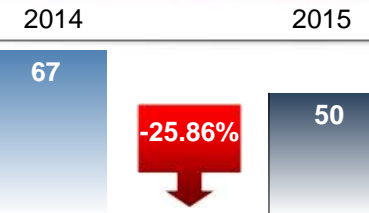
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Comparative Analysis

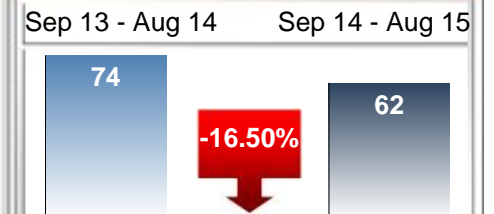
AUGUST



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





August 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

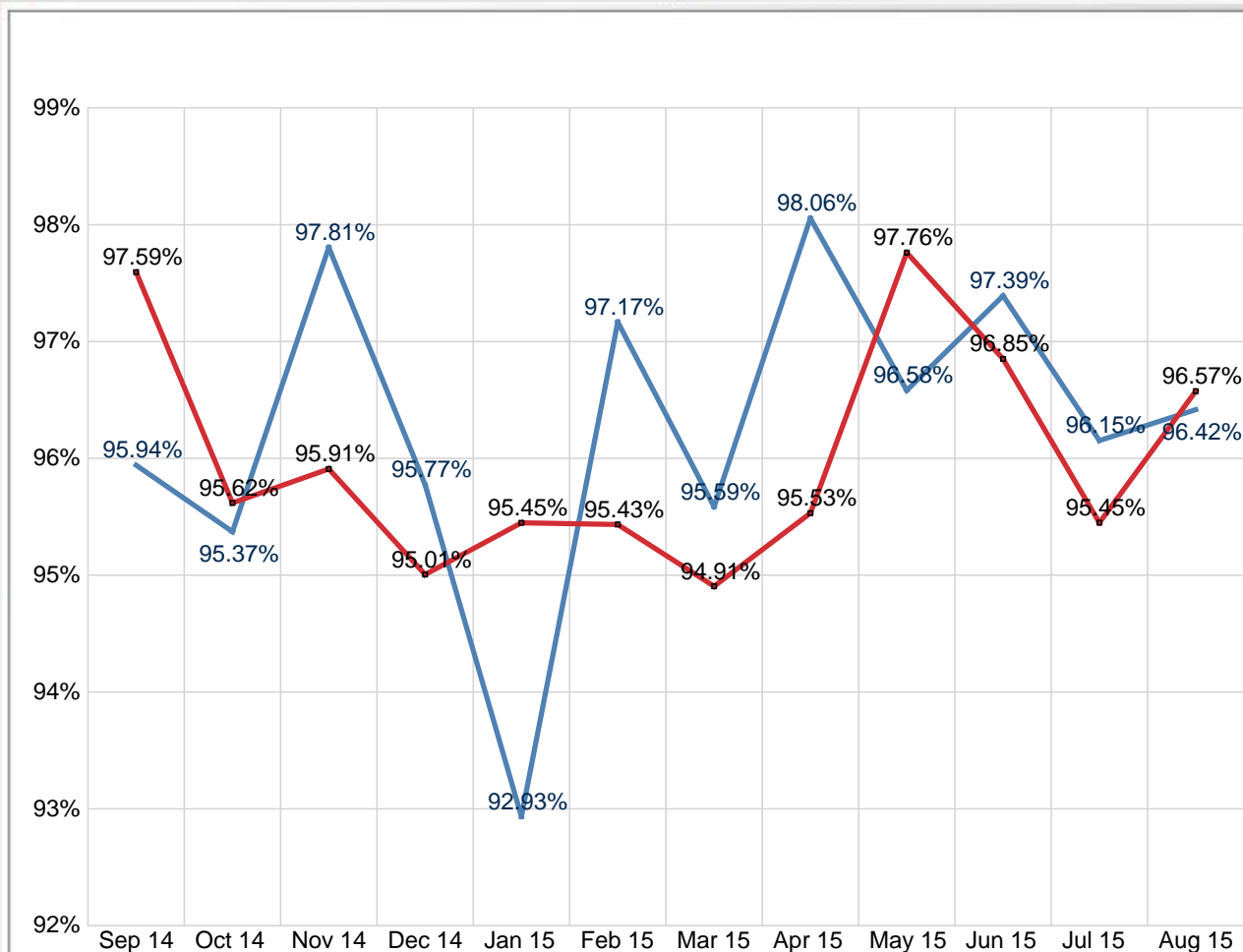
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Market Trends

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Comparative Analysis

AUGUST

2014	2015
96.42%	96.57%
<div style="color: green; font-size: 2em;">↑</div> 0.16%	

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
96.48%	96.11%
<div style="color: red; font-size: 2em;">↓</div> -0.39%	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
96.38%	96.11%
<div style="color: red; font-size: 2em;">↓</div> -0.27%	



August 2015

Area Delimited by Cities Del City, Midwest City - Residential Property Type



Closed Sales by Average Sold Price

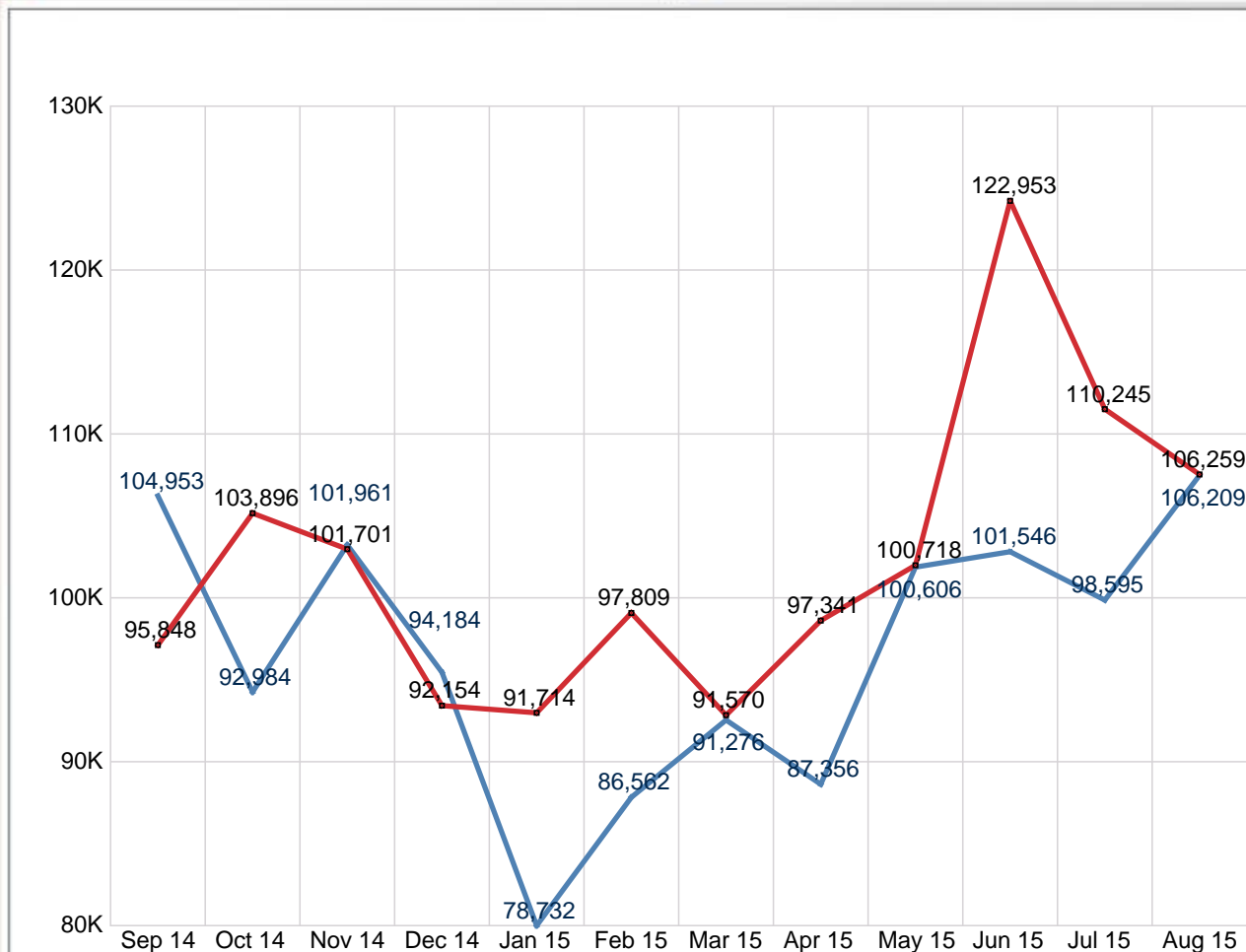
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Market Trends

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Comparative Analysis

AUGUST

2014	2015
106,209	106,259
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">0.05%</div>	

YEAR TO DATE (YTD)

Jan - Aug 2014	Jan - Aug 2015
95,392	103,829
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">8.84%</div>	

12 MONTH COMPARATIVE

Sep 13 - Aug 14	Sep 14 - Aug 15
96,313	102,198
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold;">6.11%</div>	