



December 2015

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

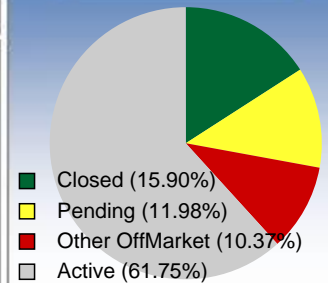


Absorption: Last 12 months, an Average of **84** Sales/Month

Active Inventory as of December 31, 2015 = **268**

	DECEMBER		
	2014	2015	+/- %
Closed Listings	65	69	6.15%
Pending Listings	60	52	-13.33%
New Listings	78	90	15.38%
Median List Price	79,000	84,900	7.47%
Median Sale Price	75,000	84,000	12.00%
Median Percent of List Price to Selling Price	96.23%	100.00%	3.92%
Median Days on Market to Sale	34.00	52.00	52.94%
End of Month Inventory	360	268	-25.56%
Months Supply of Inventory	4.63	3.21	-30.75%

Market Activity



Report Produced on: Jan 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 December 2015 decreased **25.56%** to 268 existing homes available for sale. Over the last 12 months this area has had an average of 84 closed sales per month. This represents an unsold inventory index of **3.21** MSI for this period.

Median Sale Prices 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 **12.00%** in December 2015 to \$84,000 versus the previous year at \$75,000.

Median Days on Market Lengthens

The median number of **52.00** days that homes spent on the market before selling increased by 18.00 days or **52.94%** in December 2015 compared to last year's same month at **34.00** DOM.

Sales Success for December 2015 is Positive

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

There were 90 New Listings in December 2015, up **15.38%** from last year at 78. Furthermore, there were 69 Closed Listings this month versus last year at 65, a **6.15%** increase.

Closed versus Listed trends yielded a **76.7%** ratio, down from last year's December 2015 at **83.3%**, a **8.00%** downswing. 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®**

December 2015

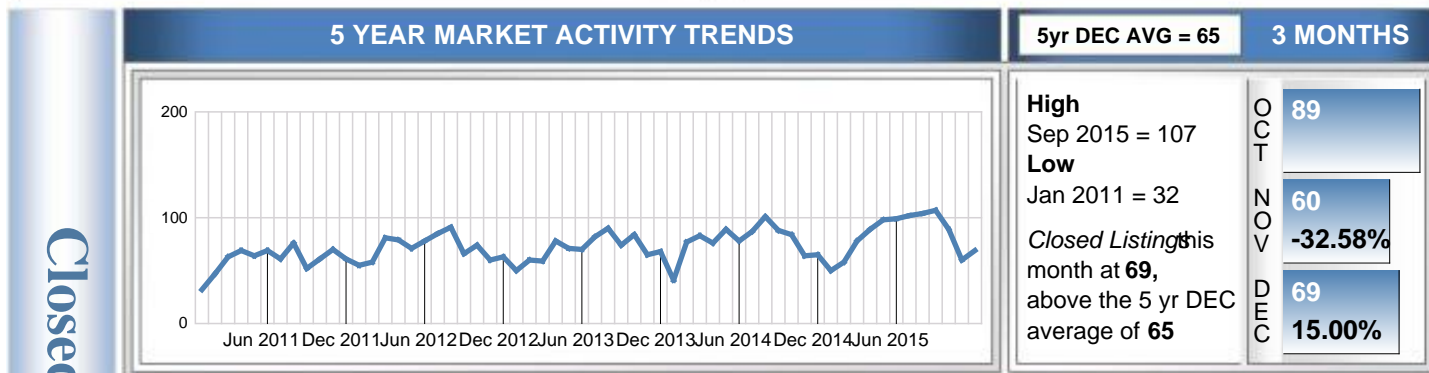
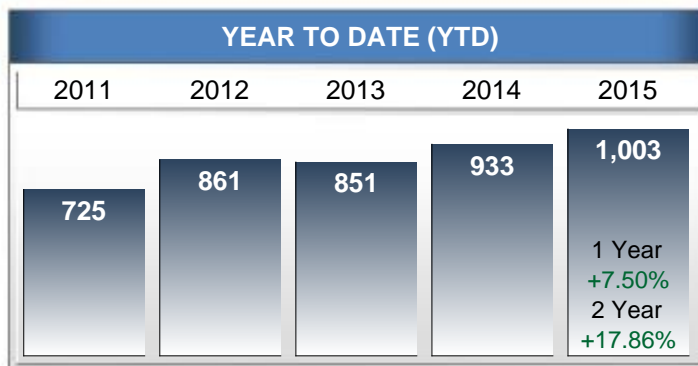
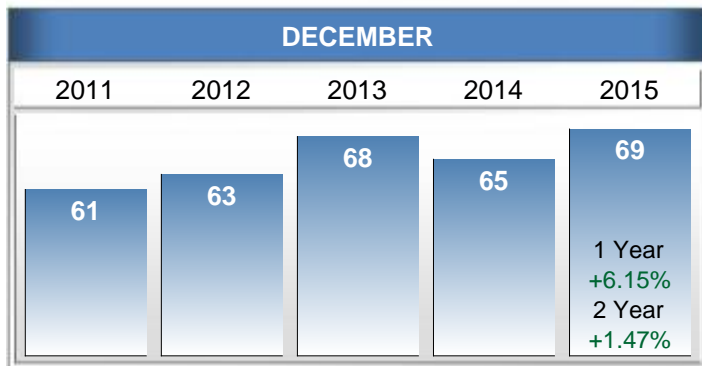
Closed Sales as of Jan 06, 2016



Closed Listings

Report Produced on: Jan 07, 2016

Area Delimited by Cities Del City, Midwest City - 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+
\$30,000 and less	6	8.70%	49.5	4	2	0	0
\$30,001 - \$50,000	8	11.59%	55.5	3	5	0	0
\$50,001 - \$70,000	9	13.04%	24.0	4	5	0	0
\$70,001 - \$90,000	19	27.54%	33.0	1	17	1	0
\$90,001 - \$130,000	11	15.94%	67.0	0	10	1	0
\$130,001 - \$170,000	9	13.04%	47.0	0	8	1	0
\$170,001 and up	7	10.14%	70.0	0	5	2	0
Total Closed Units:	69		52.0	12	52	5	0.00B
Total Closed Volume:	6,683,524			564.10K	5.23M	893.80K	
Median Closed Price:	\$84,000			\$49,500	\$85,700	\$157,000	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

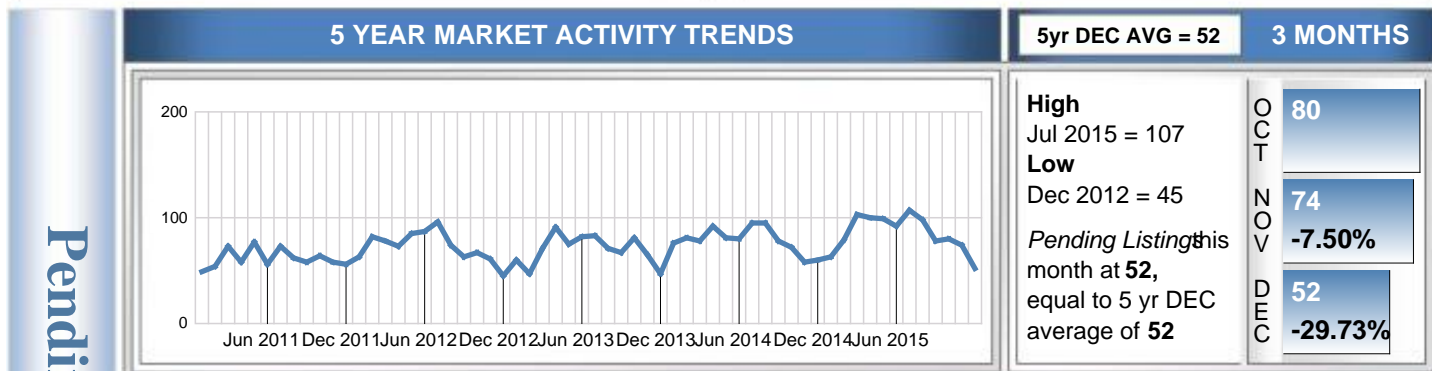
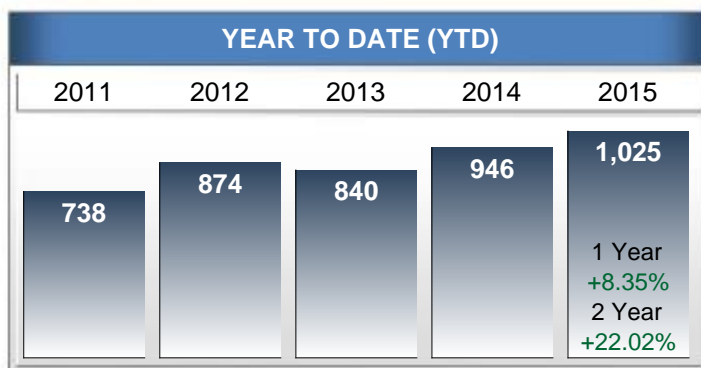
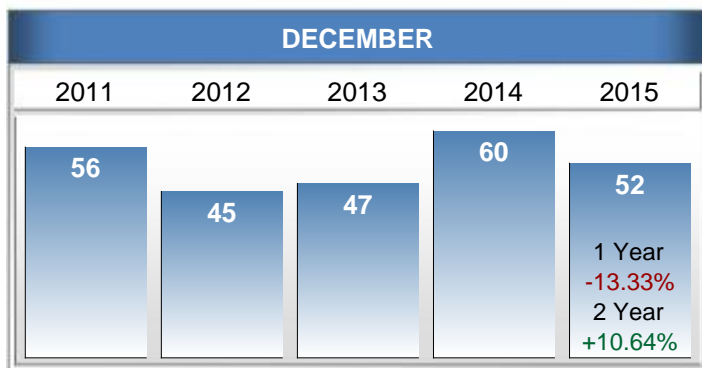
Pending Listings as of Jan 06, 2016



Pending Listings

Report Produced on: Jan 07, 2016

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



Pending Listings

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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+
\$40,000 and less	5	9.62%	63.0	2	3	0	0
\$40,001 - \$50,000	5	9.62%	49.0	0	4	1	0
\$50,001 - \$60,000	7	13.46%	76.0	2	5	0	0
\$60,001 - \$90,000	12	23.08%	72.5	2	10	0	0
\$90,001 - \$120,000	9	17.31%	22.0	0	8	1	0
\$120,001 - \$150,000	8	15.38%	37.5	0	8	0	0
\$150,001 and up	6	11.54%	45.5	0	3	3	0
Total Pending Units: 52				59.5			
Total Pending Volume:		4,885,690		343.90K	3.78M	759.90K	0.00B
Median Listing Price:		\$86,750		\$57,950	\$88,000	\$157,000	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

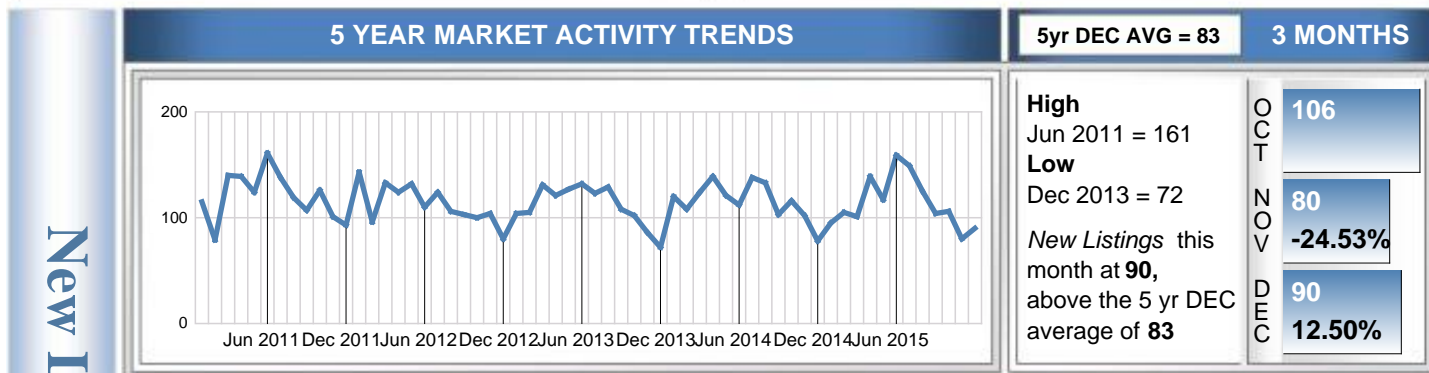
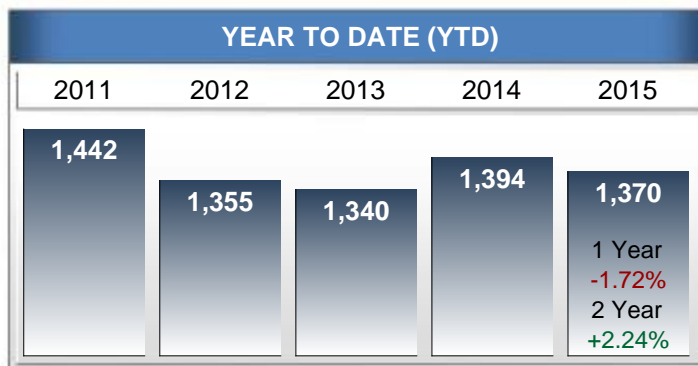
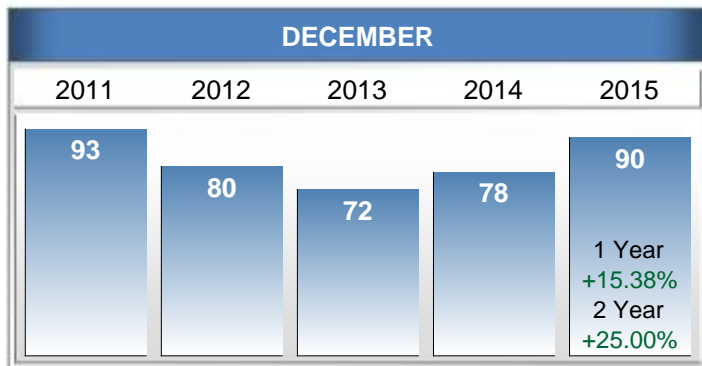
New Listings as of Jan 06, 2016



New Listings

Report Produced on: Jan 07, 2016

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	3	3.33%	0	3	0	0
\$40,001 - \$60,000	11	12.22%	1	10	0	0
\$60,001 - \$80,000	17	18.89%	4	10	3	0
\$80,001 - \$120,000	25	27.78%	3	19	3	0
\$120,001 - \$140,000	12	13.33%	0	12	0	0
\$140,001 - \$190,000	12	13.33%	0	8	4	0
\$190,001 and up	10	11.11%	0	6	3	1
Total New Listed Units:			8	68	13	1
Total New Listed Volume:			597.35K	7.45M	1.88M	280.00K
Median New Listed Listing Price:			\$74,750	\$104,950	\$144,200	\$280,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

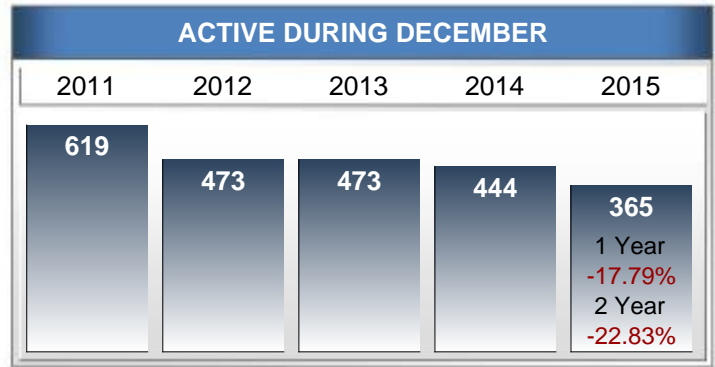
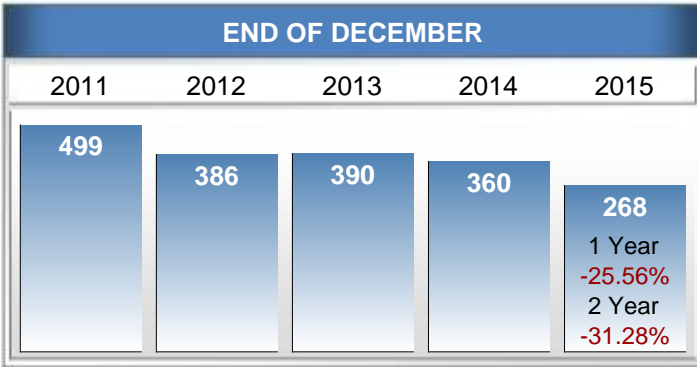
Active Inventory as of Jan 06, 2016



Active Inventory

Report Produced on: Jan 07, 2016

Area Delimited by Cities Del City, Midwest City - 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+		
\$40,000 and less	17	6.34%	69.0	7	10	0	0		
\$40,001 \$60,000	41	15.30%	77.0	15	20	5	1		
\$60,001 \$70,000	32	11.94%	97.0	9	21	2	0		
\$70,001 \$110,000	77	28.73%	80.0	9	60	8	0		
\$110,001 \$140,000	37	13.81%	53.0	0	30	6	1		
\$140,001 \$190,000	37	13.81%	56.0	1	27	9	0		
\$190,001 and up	27	10.07%	69.0	1	13	13	0		
Total Active Inventory by Units:				268	70.5	42	181	43	2
Total Active Inventory by Volume:				28,960,630		2.84M	19.49M	6.46M	184.00K
Median Active Inventory Listing Price:				\$85,000		\$59,900	\$88,000	\$144,200	\$92,000

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

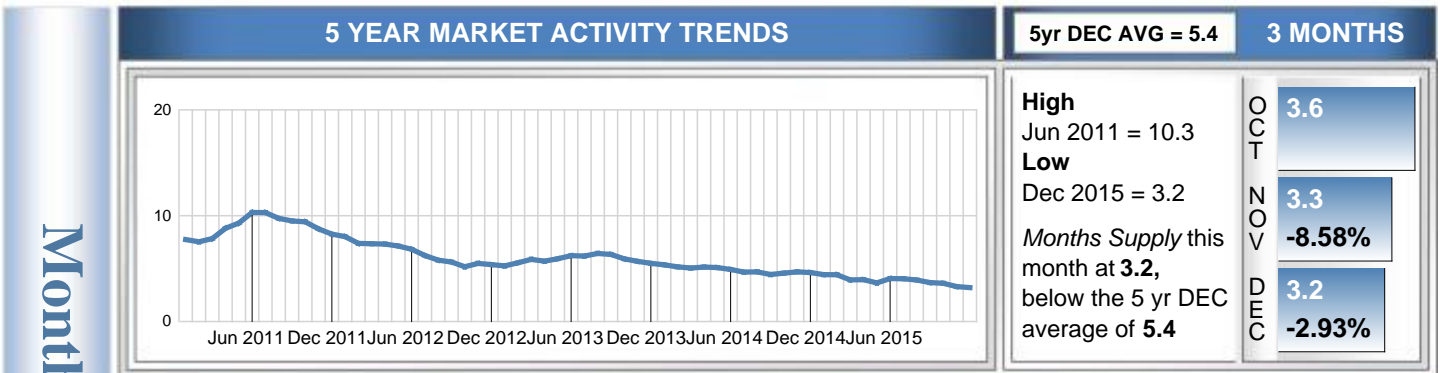
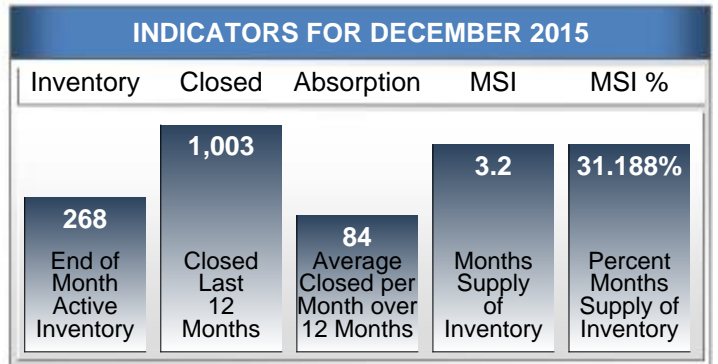
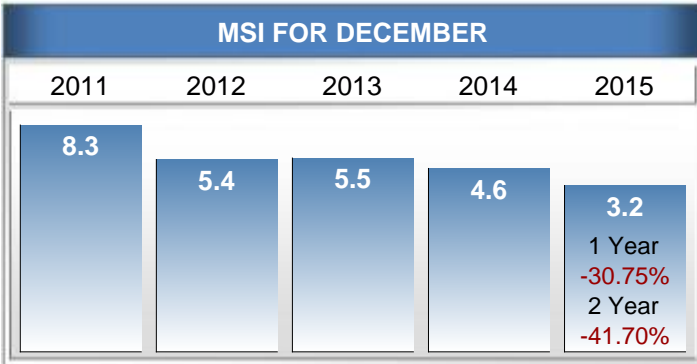
Active Inventory as of Jan 06, 2016



Months Supply of Inventory

Report Produced on: Jan 07, 2016

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	17		6.34%	2.2	2.3	2.1	0.0	0.0
\$40,001 \$60,000	41		15.30%	2.8	3.9	2.0	8.6	12.0
\$60,001 \$70,000	32		11.94%	3.8	4.5	3.5	6.0	0.0
\$70,001 \$110,000	77		28.73%	3.5	5.7	3.2	4.0	0.0
\$110,001 \$140,000	37		13.81%	2.8	0.0	2.7	3.8	6.0
\$140,001 \$190,000	37		13.81%	2.8	6.0	2.8	2.8	0.0
\$190,001 and up	27		10.07%	6.2	12.0	6.5	6.2	0.0
MSI:		3.2			3.9	2.9	4.3	3.0
Total Active Inventory:		268			42	181	43	2



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

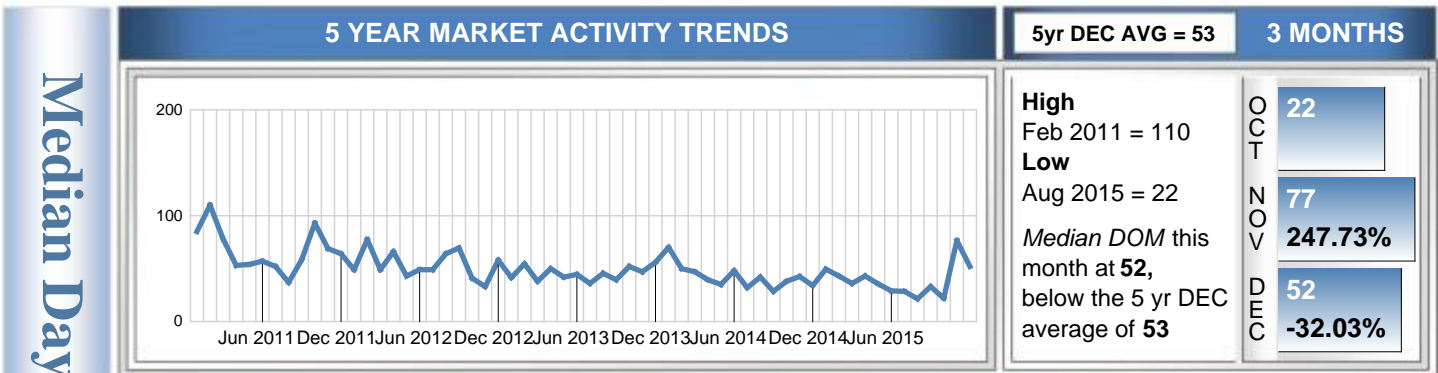
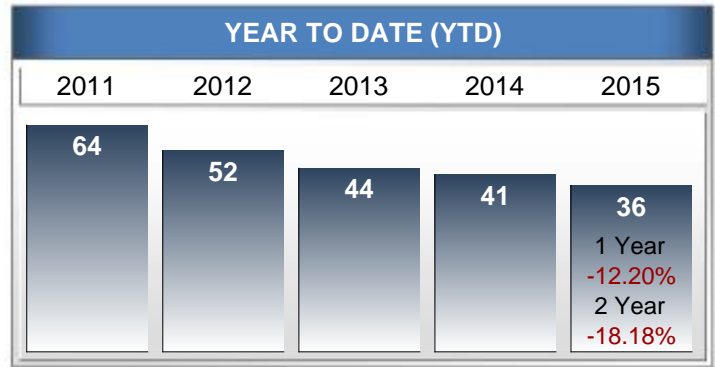
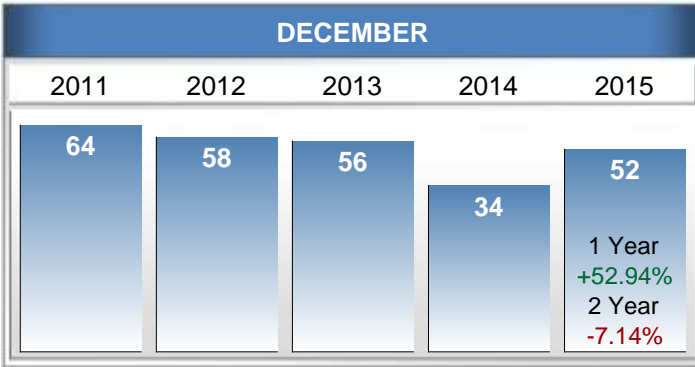
Closed Sales as of Jan 06, 2016



Median Days on Market to Sale

Report Produced on: Jan 07, 2016

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



Median Days on Market

Ready to Buy or Sell Real Estate?
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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+
\$30,000 and less	6	8.70%	49.5	42.0	52.0	0.0	0.0
\$30,001 \$50,000	8	11.59%	55.5	39.0	62.0	0.0	0.0
\$50,001 \$70,000	9	13.04%	24.0	26.5	21.0	0.0	0.0
\$70,001 \$90,000	19	27.54%	33.0	6.0	33.0	69.0	0.0
\$90,001 \$130,000	11	15.94%	67.0	0.0	68.0	62.0	0.0
\$130,001 \$170,000	9	13.04%	47.0	0.0	56.5	10.0	0.0
\$170,001 and up	7	10.14%	70.0	0.0	70.0	78.0	0.0
Median Closed DOM:	52.0			26.5	57.5	62.0	0.0
Total Closed Units:	69			12	52	5	
Total Closed Volume:	6,683,524			564.10K	5.23M	893.80K	0.00B



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

December 2015

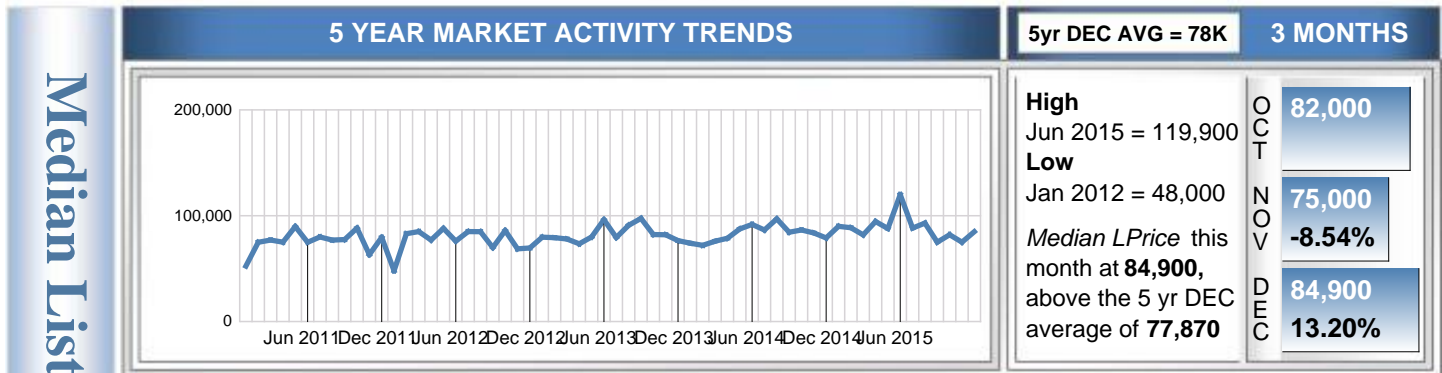
Closed Sales as of Jan 06, 2016



Median List Price at Closing

Report Produced on: Jan 07, 2016

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



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+
\$30,000 and less	3		4.35%	28,900	29,900	26,950	0	0
\$30,001 - \$50,000	10		14.49%	42,750	35,000	44,900	0	0
\$50,001 - \$70,000	9		13.04%	61,000	59,900	64,950	0	0
\$70,001 - \$90,000	21		30.43%	79,900	75,000	79,995	79,500	0
\$90,001 - \$130,000	10		14.49%	114,950	0	115,000	114,900	0
\$130,001 - \$170,000	10		14.49%	153,500	0	150,000	157,000	0
\$170,001 and up	6		8.70%	219,950	0	219,950	269,950	0
Median List Price:		\$84,900			\$49,900	\$89,450	\$157,000	\$0
Total Closed Units:		69			12	52	5	
Total List Volume:		6,840,870			591.80K	5.36M	891.30K	0.00B

Median List Price

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



Monthly Inventory Analysis

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December 2015

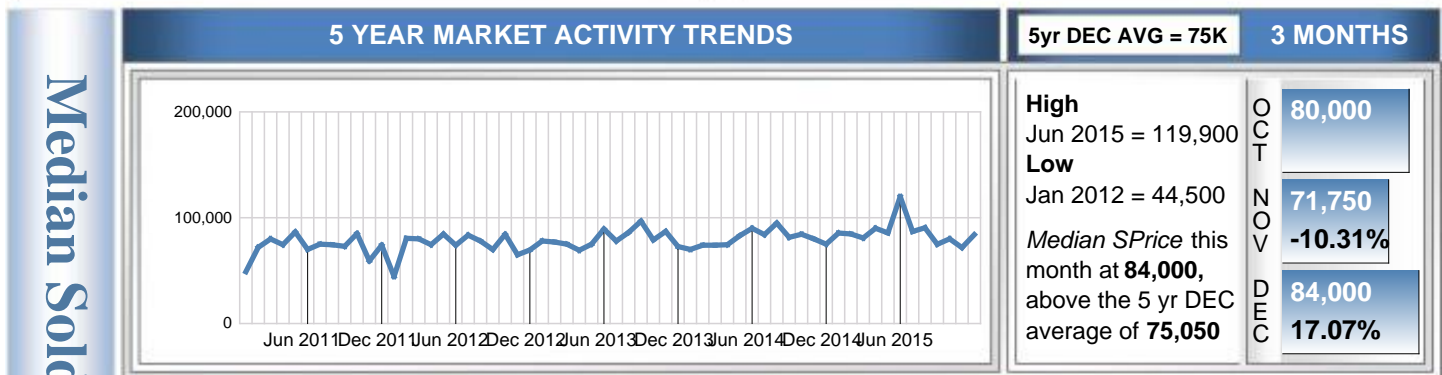
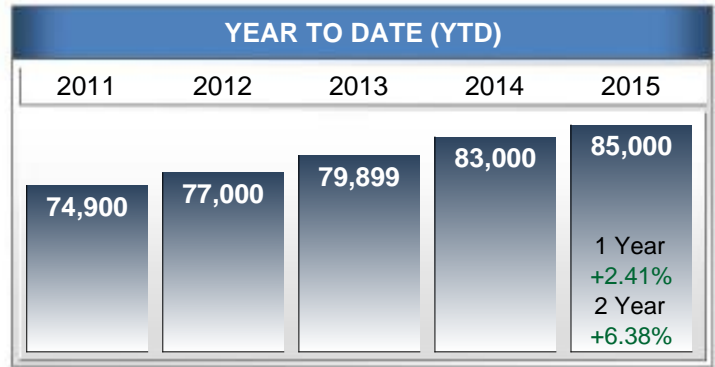
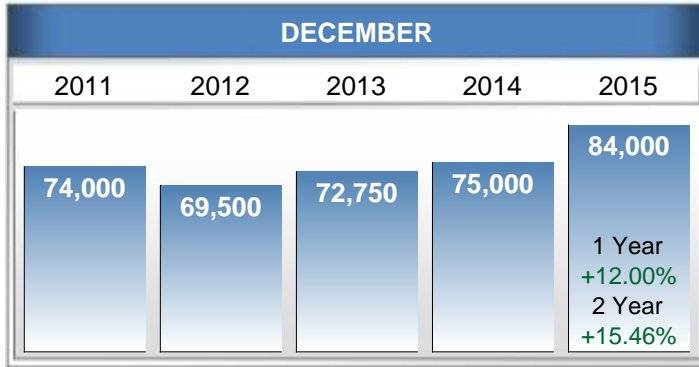
Closed Sales as of Jan 06, 2016



Median Sold Price at Closing

Report Produced on: Jan 07, 2016

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+
\$30,000 and less	6		8.70%	27,750	27,750	25,250	0	0
\$30,001 - \$50,000	8		11.59%	44,200	49,000	43,500	0	0
\$50,001 - \$70,000	9		13.04%	60,900	60,550	65,000	0	0
\$70,001 - \$90,000	19		27.54%	77,000	75,000	77,000	84,000	0
\$90,001 - \$130,000	11		15.94%	114,900	0	112,950	114,900	0
\$130,001 - \$170,000	9		13.04%	150,000	0	145,500	157,000	0
\$170,001 and up	7		10.14%	190,000	0	190,000	268,950	0
Median Closed Price:		\$84,000			\$49,500	\$85,700	\$157,000	\$0
Total Closed Units:		69			12	52	5	
Total Closed Volume:		6,683,524			564.10K	5.23M	893.80K	0.00B



Monthly Inventory Analysis

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December 2015

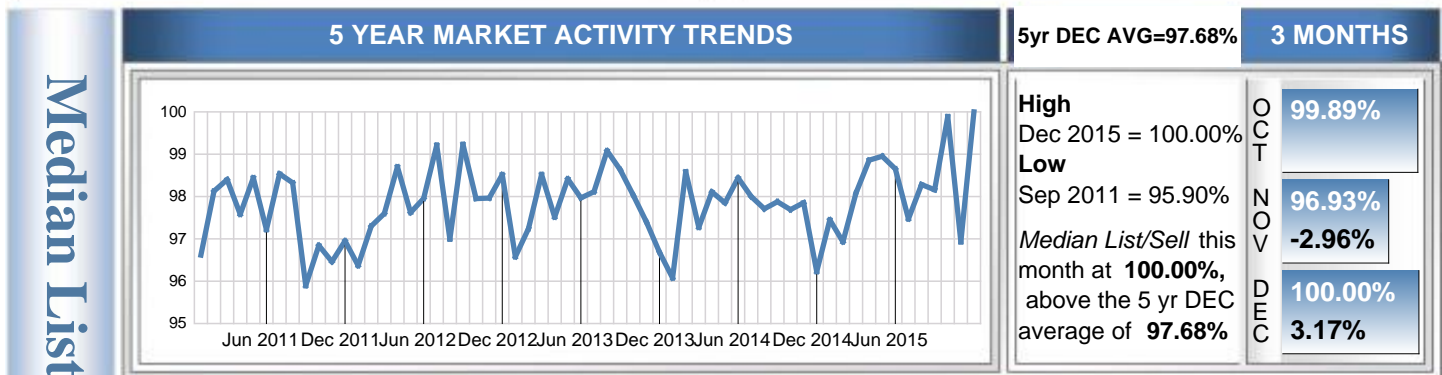
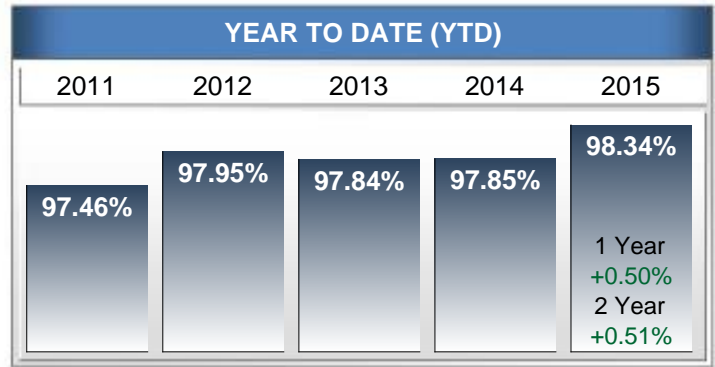
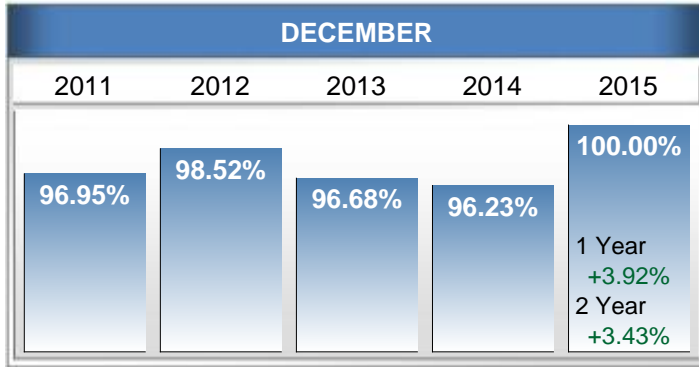
Closed Sales as of Jan 06, 2016



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

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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+
\$30,000 and less	6	8.70%	91.82%	82.64%	93.44%	0.00%	0.00%
\$30,001 \$50,000	8	11.59%	98.50%	89.25%	100.00%	0.00%	0.00%
\$50,001 \$70,000	9	13.04%	100.00%	101.78%	93.02%	0.00%	0.00%
\$70,001 \$90,000	19	27.54%	98.50%	100.00%	97.33%	105.66%	0.00%
\$90,001 \$130,000	11	15.94%	100.00%	0.00%	100.00%	100.00%	0.00%
\$130,001 \$170,000	9	13.04%	100.00%	0.00%	100.00%	100.00%	0.00%
\$170,001 and up	7	10.14%	100.00%	0.00%	100.00%	100.17%	0.00%
Median List/Sell Ratio:	100.00%			96.88%	99.65%	100.00%	0.00%
Total Closed Units:	69			12	52	5	
Total Closed Volume:	6,683,524			564.10K	5.23M	893.80K	0.00B



Monthly Inventory Analysis

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

December 2015

Inventory as of Jan 06, 2016



Market Summary

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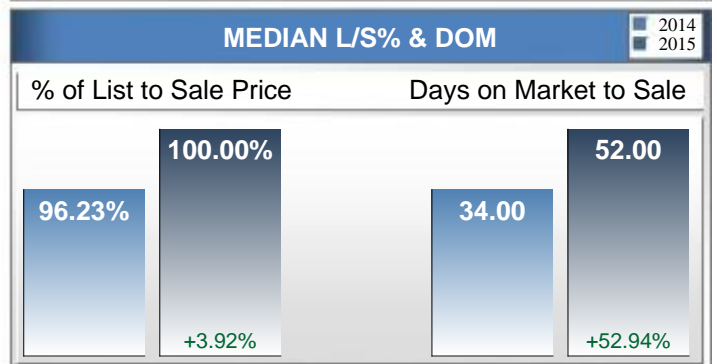
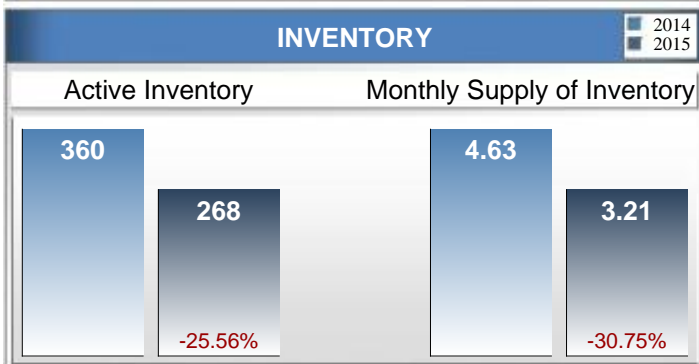
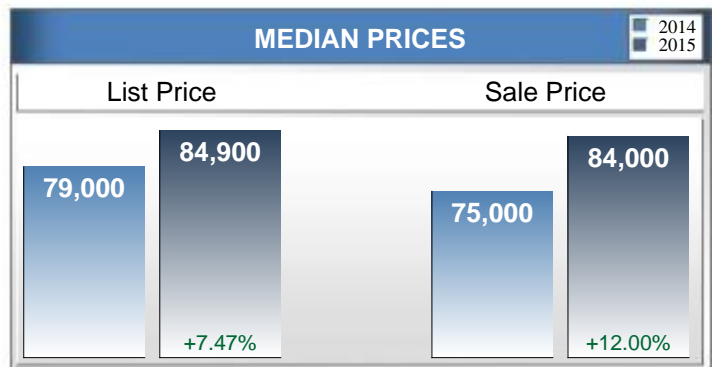
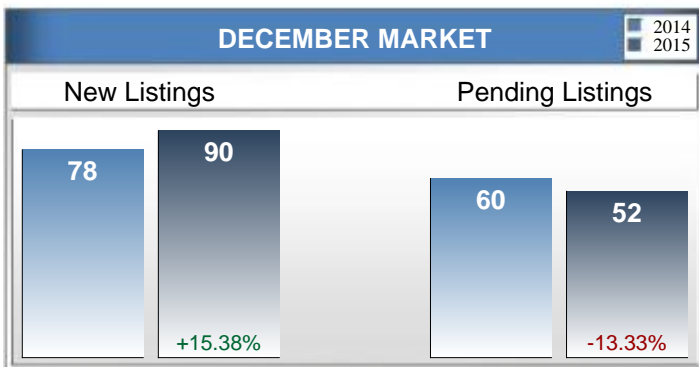
Area Delimited by Cities Del City, Midwest City - Residential Property Type



Absorption: Last 12 months, an Average of **84** Sales/Month

Active Inventory as of December 31, 2015 = **268**

	DECEMBER			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	65	69	6.15%	933	1,003	7.50%
Pending Sales	60	52	-13.33%	946	1,025	8.35%
New Listings	78	90	15.38%	1,394	1,370	-1.72%
Median List Price	79,000	84,900	7.47%	85,000	87,500	2.94%
Median Sale Price	75,000	84,000	12.00%	83,000	85,000	2.41%
Median Percent of List Price to Selling Price	96.23%	100.00%	3.92%	97.85%	98.34%	0.50%
Median Days on Market to Sale	34.00	52.00	52.94%	41.00	36.00	-12.20%
Monthly Inventory	360	268	-25.56%	360	268	-25.56%
Months Supply of Inventory	4.63	3.21	-30.75%	4.63	3.21	-30.75%





December 2015

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



Closed Sales by Units

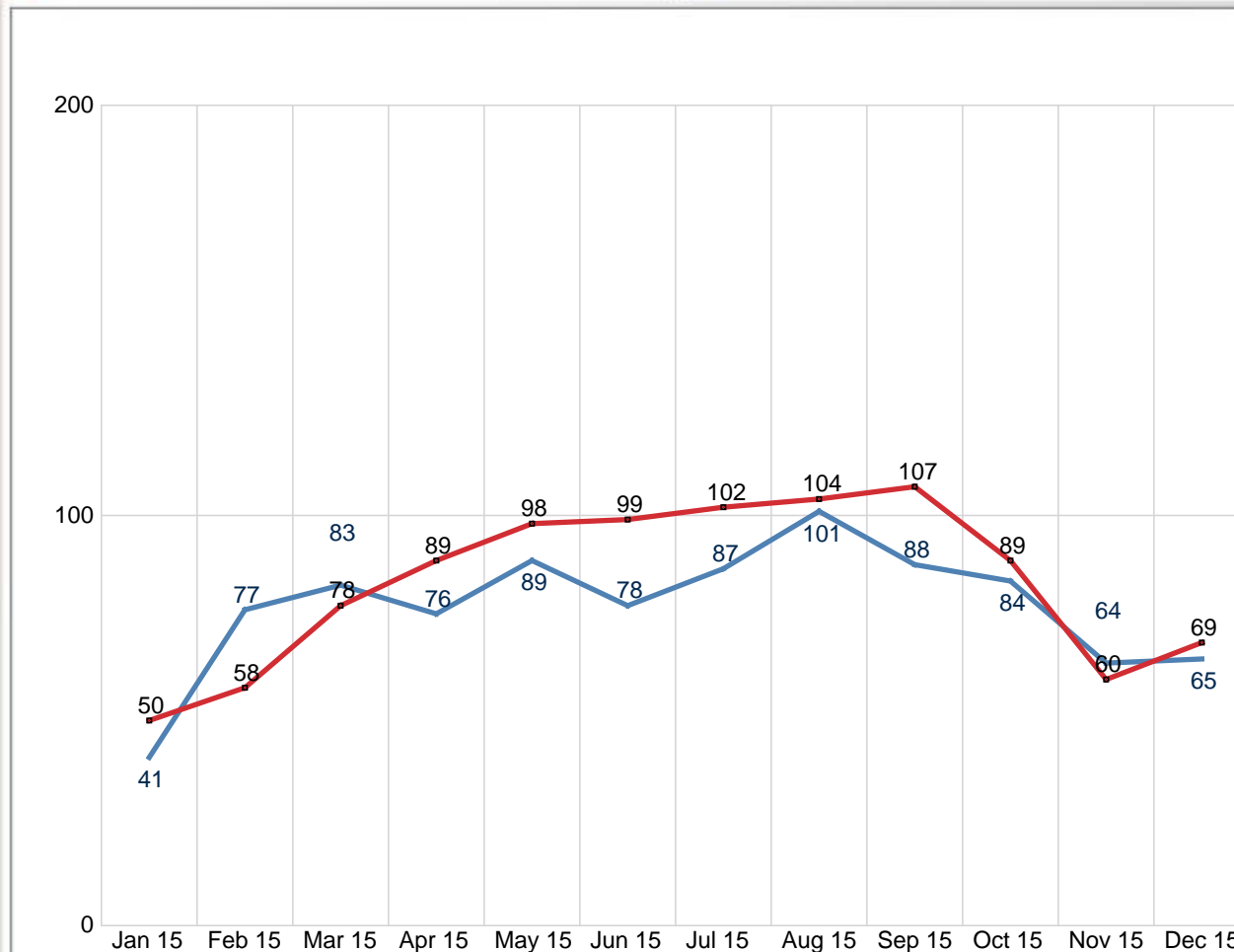
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ January 2015 - December 2015 (Current Year with Values)
 ■ January 2014 - December 2014 (Previous Year)



Comparative Analysis

DECEMBER

2014	2015
65	69
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">6.15%</div>	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
933	1,003
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">7.50%</div>	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
933	1,003
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <div style="color: green; font-weight: bold; font-size: 18px;">7.50%</div>	



December 2015

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



Closed Sales by Volume

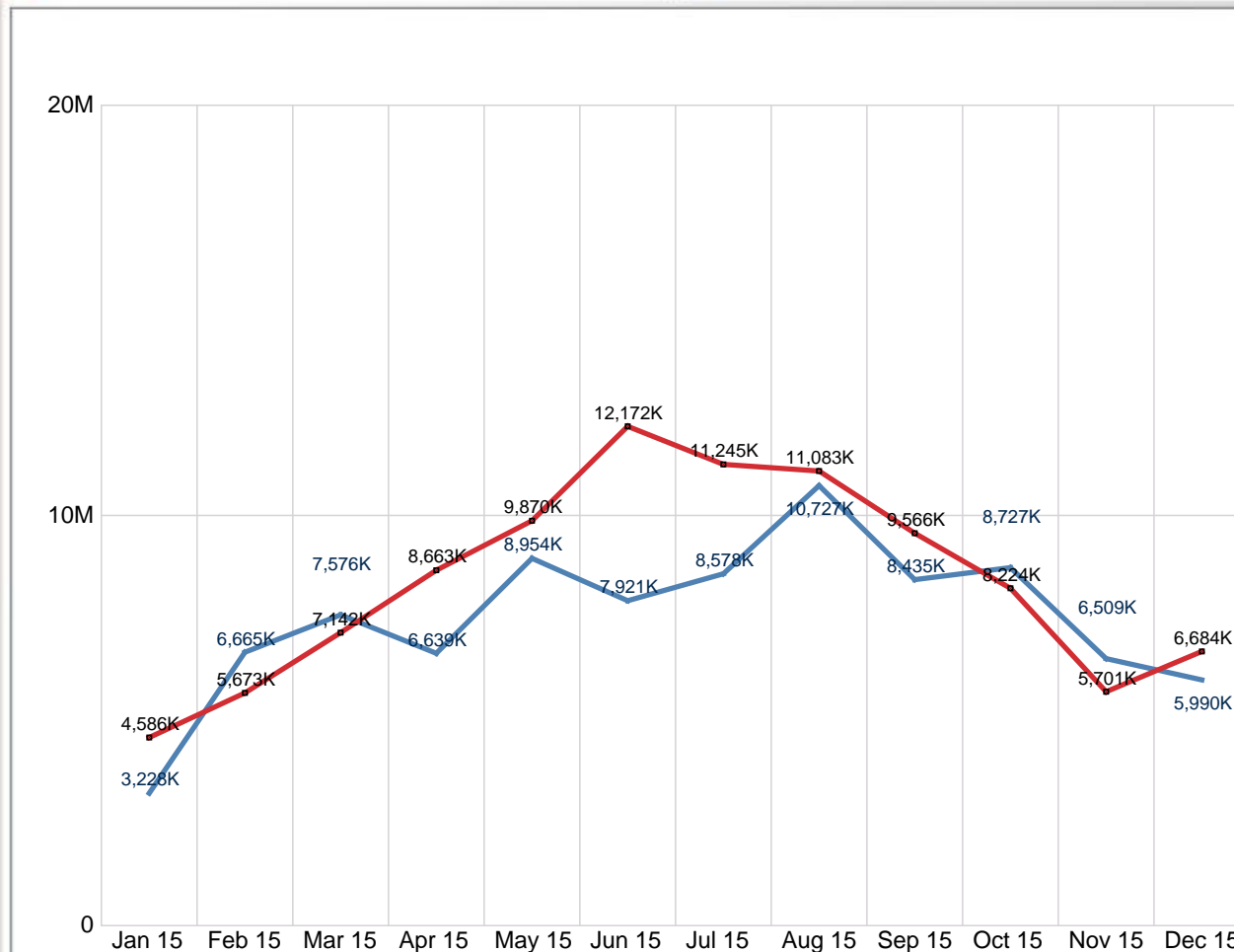
Report Produced on: Jan 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

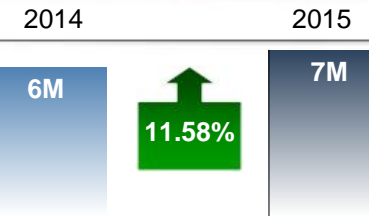
Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR®

■ January 2015 - December 2015 (Current Year with Values)
 ■ January 2014 - December 2014 (Previous Year)

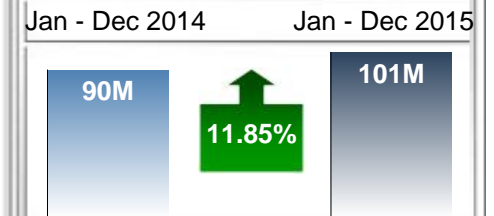


Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2015

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



Closed Sales by Average Days on Market

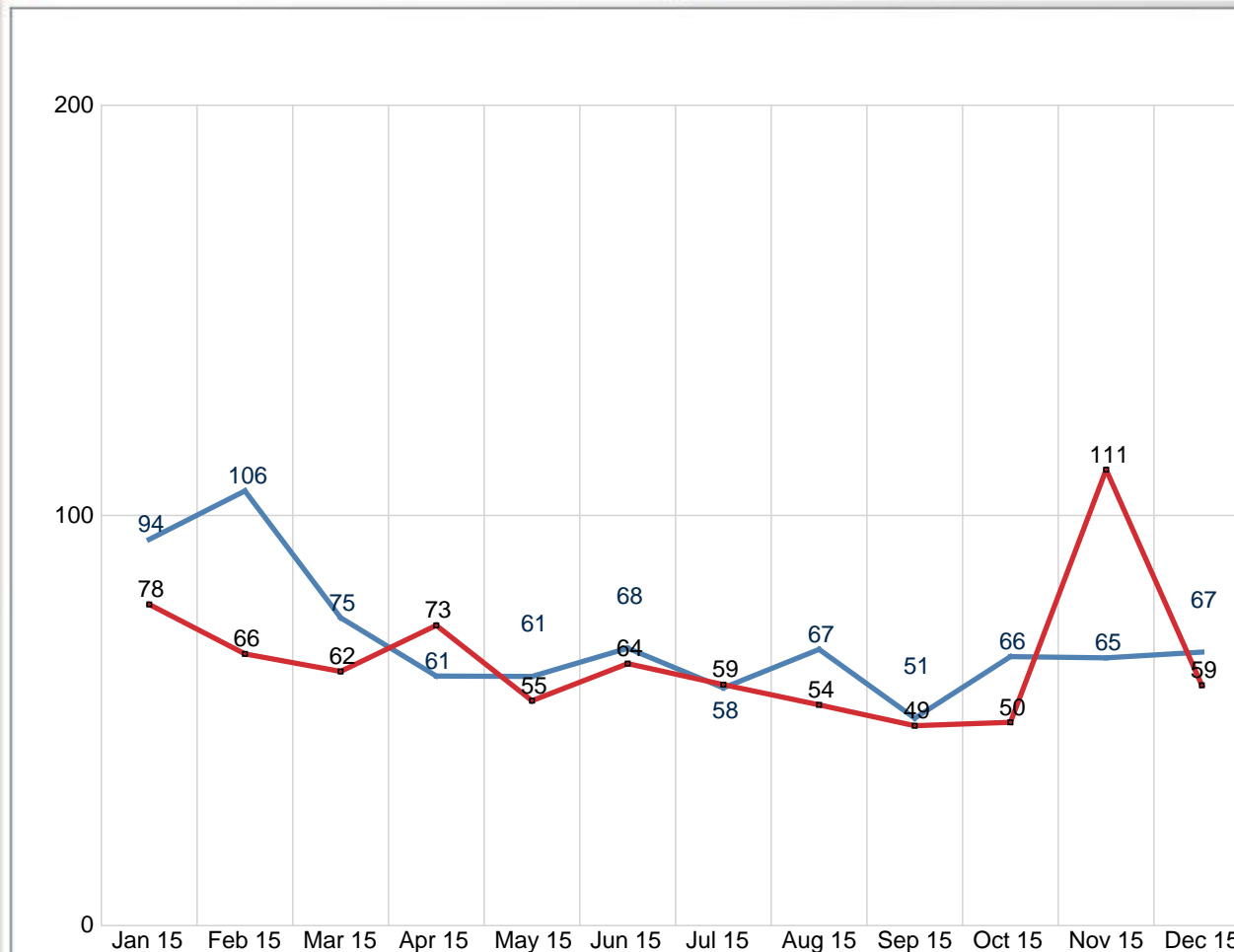
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jan 07, 2016

Market Trends

Ready to Buy or Sell Real Estate?
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■ January 2015 - December 2015 (Current Year with Values)
 ■ January 2014 - December 2014 (Previous Year)



Comparative Analysis

DECEMBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





December 2015

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



Closed Sales by Average Asked per Sold Ratio

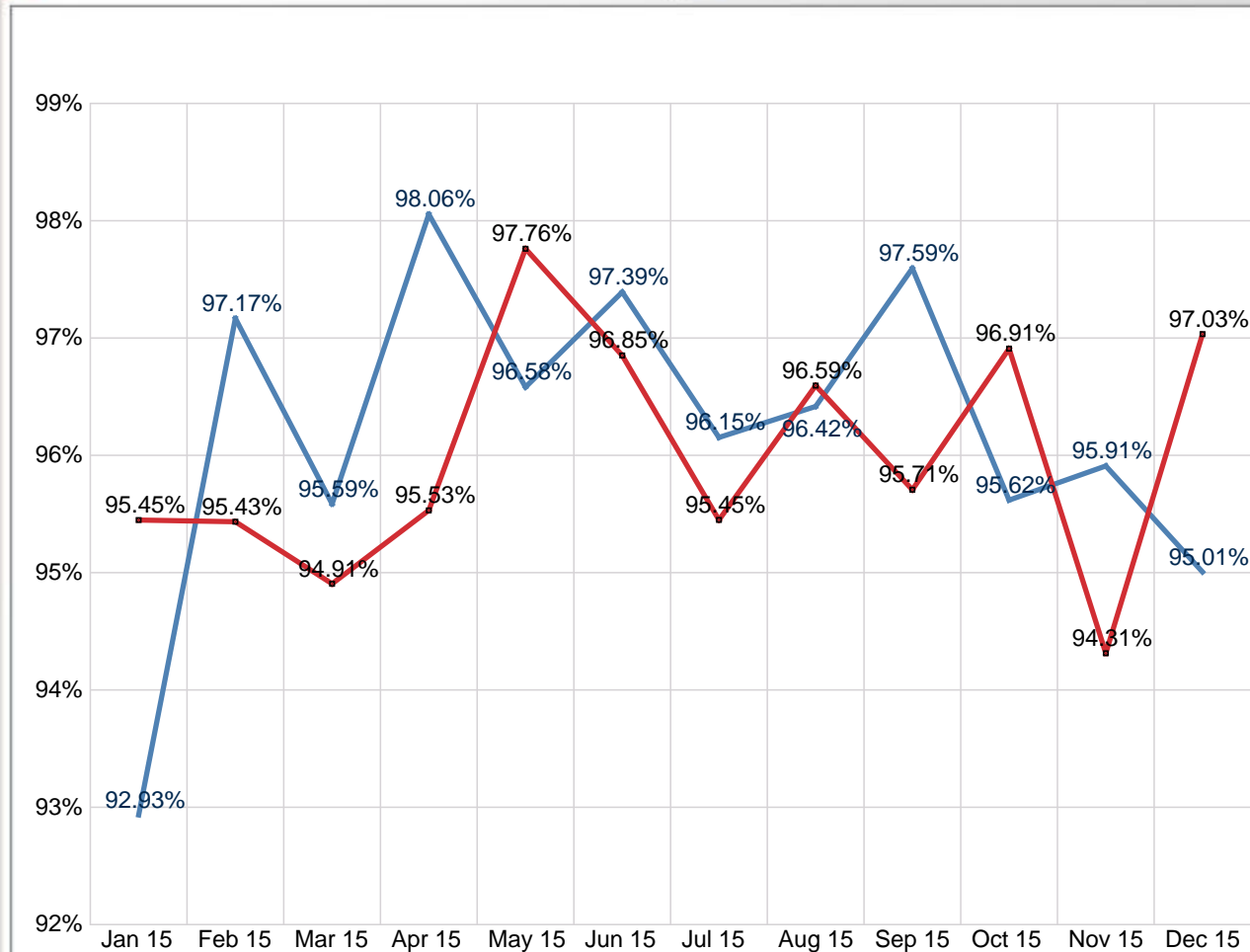
Report Produced on: Jan 07, 2016

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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 ■ January 2014 - December 2014 (Previous Year)



Comparative Analysis

DECEMBER

2014	2015
95.01%	97.03%
<div style="color: green; font-size: 2em;">↑</div> 2.13%	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
96.36%	96.09%
<div style="color: red; font-size: 2em;">↓</div> -0.28%	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
96.36%	96.09%
<div style="color: red; font-size: 2em;">↓</div> -0.28%	



December 2015

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



Closed Sales by Average Sold Price

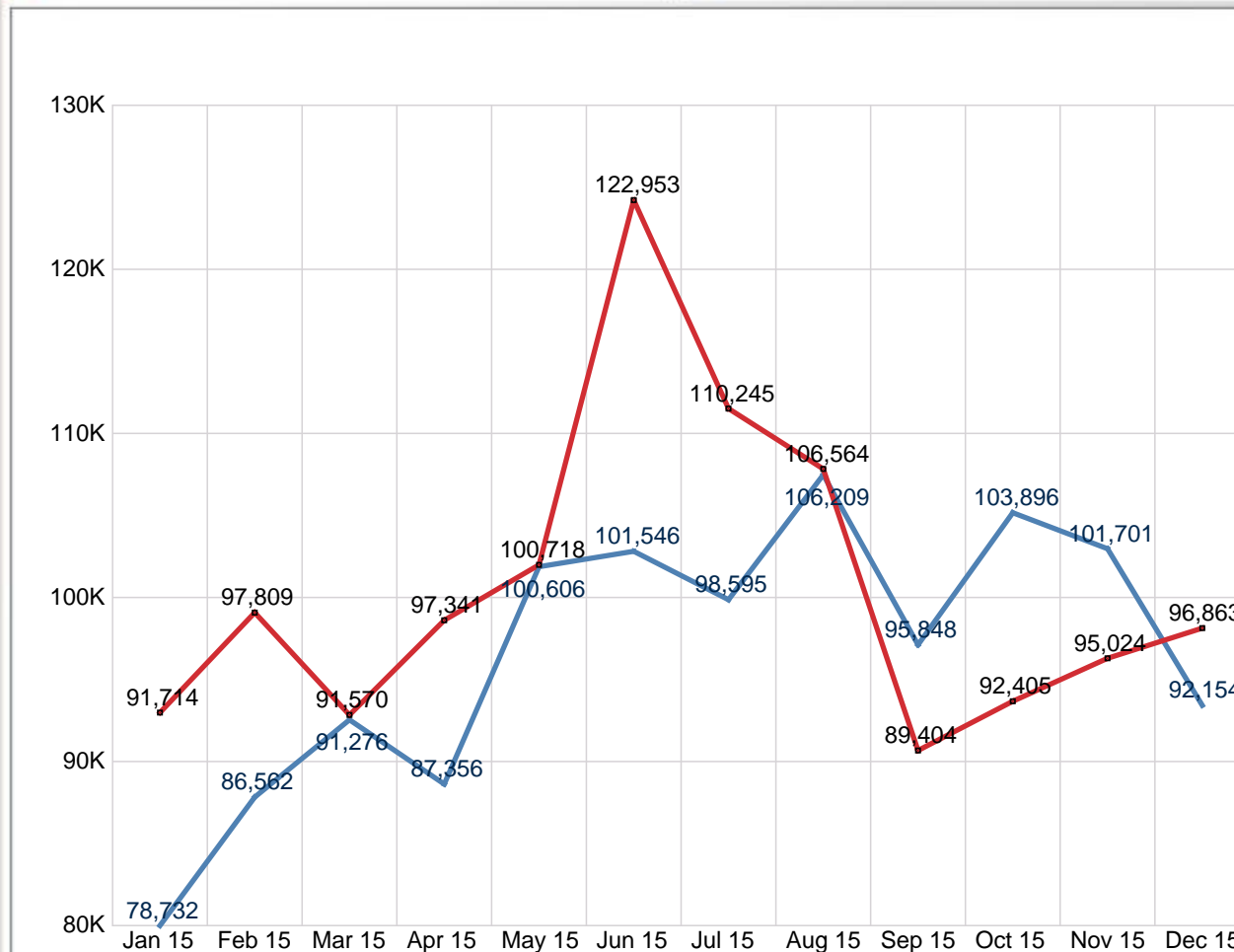
Report Produced on: Jan 07, 2016

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Market Trends

Ready to Buy or Sell Real Estate?
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■ January 2015 - December 2015 (Current Year with Values)
 ■ January 2014 - December 2014 (Previous Year)



Comparative Analysis

DECEMBER

2014	2015
92,154	96,863
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.11%	

YEAR TO DATE (YTD)

Jan - Dec 2014	Jan - Dec 2015
96,408	100,309
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.05%	

12 MONTH COMPARATIVE

Jan 14 - Dec 14	Jan 15 - Dec 15
96,408	100,309
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.05%	