



February 2015

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

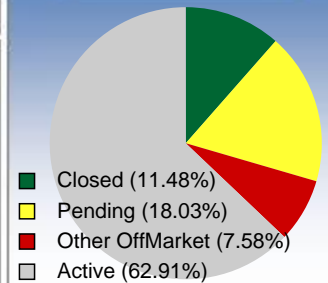


Absorption: Last 12 months, an Average of **77** Sales/Month

Active Inventory as of February 28, 2015 = **307**

	FEBRUARY		
	2014	2015	+/- %
Closed Listings	77	56	-27.27%
Pending Listings	81	88	8.64%
New Listings	108	104	-3.70%
Median List Price	72,000	88,650	23.13%
Median Sale Price	74,000	84,650	14.39%
Median Percent of List Price to Selling Price	98.58%	96.76%	-1.85%
Median Days on Market to Sale	50.00	39.00	-22.00%
End of Month Inventory	369	307	-16.80%
Months Supply of Inventory	5.17	4.01	-22.42%

Market Activity



Monthly Inventory Analysis

Report Produced on: Mar 06, 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 February 2015 decreased **16.80%** to 307 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **4.01** 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 **14.39%** in February 2015 to \$84,650 versus the previous year at \$74,000.

Median Days on Market Shortens

The median number of **39.00** days that homes spent on the market before selling decreased by 11.00 days or **22.00%** in February 2015 compared to last year's same month at **50.00** DOM.

Sales Success for February 2015 is Positive

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

There were 104 New Listings in February 2015, down **3.70%** from last year at 108. Furthermore, there were 56 Closed Listings this month versus last year at 77, a **-27.27%** decrease.

Closed versus Listed trends yielded a **53.8%** ratio, down from last year's February 2015 at **71.3%**, a **24.48%** 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: OKC Metro Assn of REALTORS
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

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

February 2015

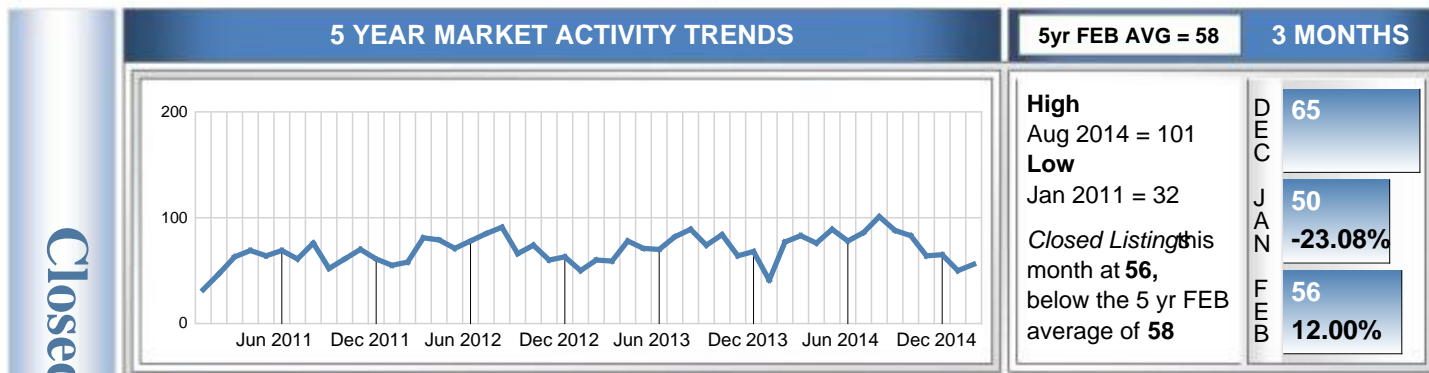
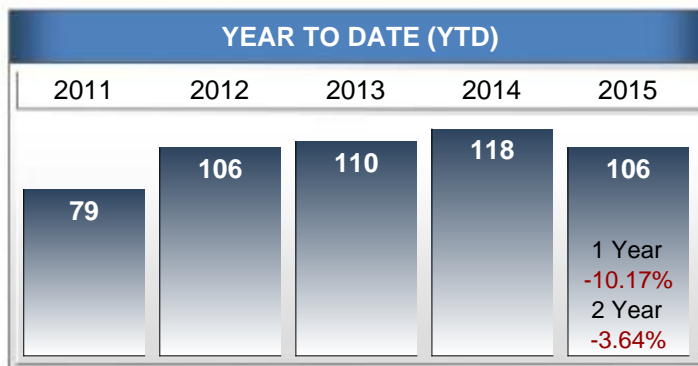
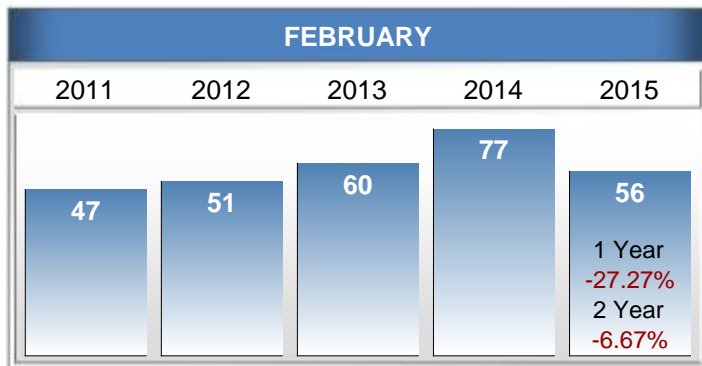
Closed Sales as of Mar 05, 2015



Closed Listings

Report Produced on: Mar 06, 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+
\$30,000 and less	5	8.93%	20.0	2	3	0	0
\$30,001 - \$40,000	3	5.36%	17.0	2	1	0	0
\$40,001 - \$70,000	13	23.21%	28.0	4	8	1	0
\$70,001 - \$120,000	15	26.79%	50.0	1	12	2	0
\$120,001 - \$140,000	7	12.50%	42.0	0	7	0	0
\$140,001 - \$170,000	6	10.71%	20.5	0	4	2	0
\$170,001 and up	7	12.50%	83.0	0	4	3	0
Total Closed Units:	56		39.0	9	39	8	0.00B
Total Closed Volume:	5,469,449			445.54K	3.85M	1.17M	\$0
Median Closed Price:	\$84,650			\$43,500	\$92,300	\$154,500	

Closed Listings

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Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

February 2015

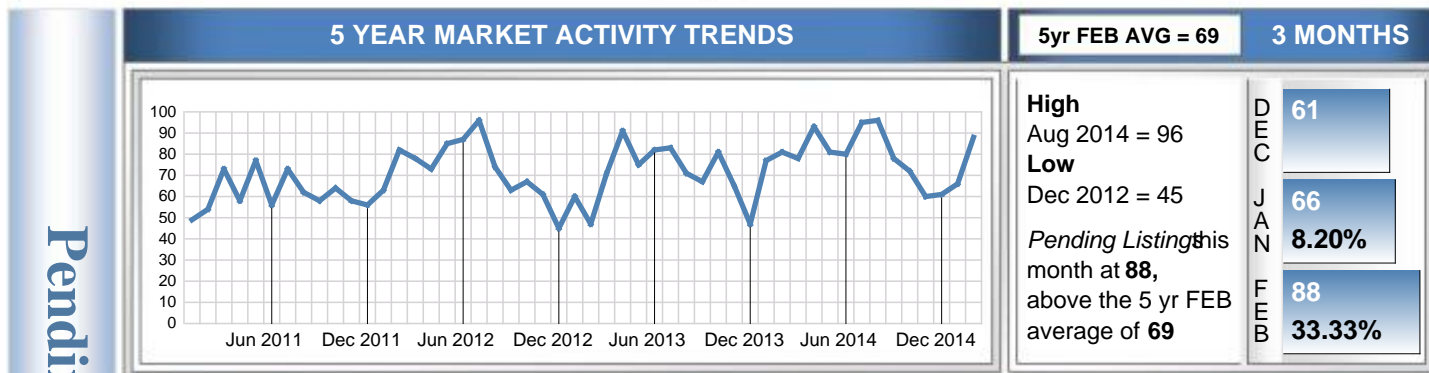
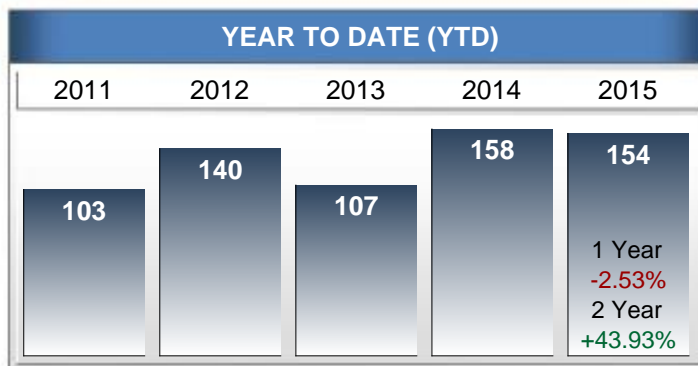
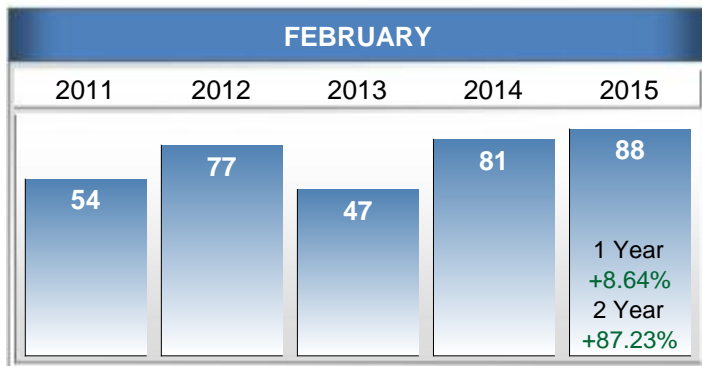
Pending Listings as of Mar 05, 2015



Pending Listings

Report Produced on: Mar 06, 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	4	4.55%	67.0	1	3	0	0
\$40,001 \$50,000	10	11.36%	35.0	2	6	2	0
\$50,001 \$70,000	19	21.59%	46.0	2	16	1	0
\$70,001 \$100,000	20	22.73%	34.0	1	17	2	0
\$100,001 \$130,000	12	13.64%	10.5	0	10	2	0
\$130,001 \$170,000	14	15.91%	53.5	0	11	3	0
\$170,001 and up	9	10.23%	71.0	0	5	4	0
Total Pending Units: 88				6	68	14	
Total Pending Volume: 8,796,325				333.90K	6.47M	1.99M	0.00B
Median Listing Price: \$83,950				\$51,950	\$80,400	\$129,450	\$0



Monthly Inventory Analysis

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

February 2015

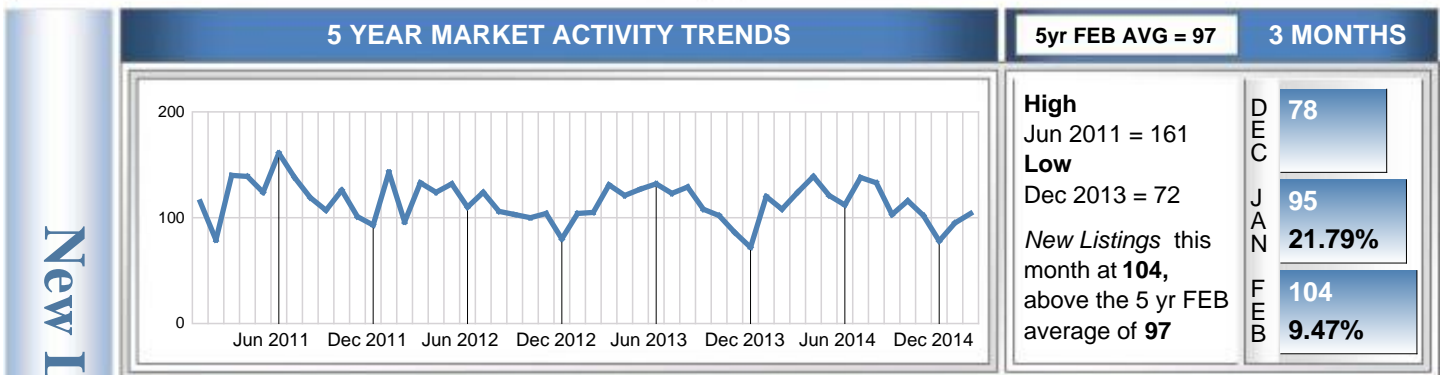
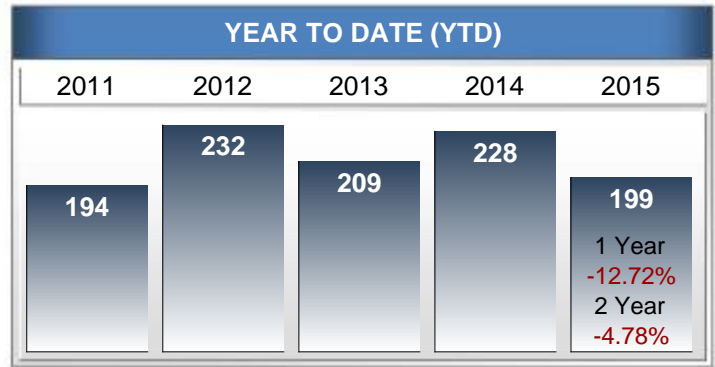
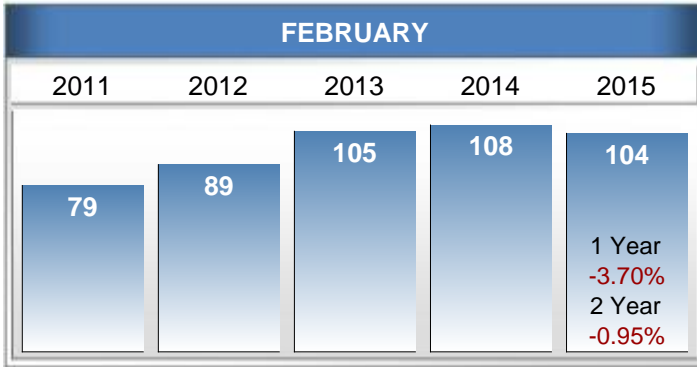
New Listings as of Mar 05, 2015



New Listings

Report Produced on: Mar 06, 2015

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



New Listings

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NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	8	7.69%	2	6	0	0
\$50,001 - \$60,000	10	9.62%	1	8	1	0
\$60,001 - \$70,000	17	16.35%	7	8	1	1
\$70,001 - \$120,000	30	28.85%	2	23	5	0
\$120,001 - \$150,000	14	13.46%	0	12	2	0
\$150,001 - \$180,000	11	10.58%	0	10	1	0
\$180,001 and up	14	13.46%	0	8	6	0
Total New Listed Units:			12	75	16	1
Total New Listed Volume:			784.00K	8.58M	2.61M	67.58K
Median New Listed Listing Price:			\$64,950	\$104,900	\$141,250	\$67,579



Monthly Inventory Analysis

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February 2015

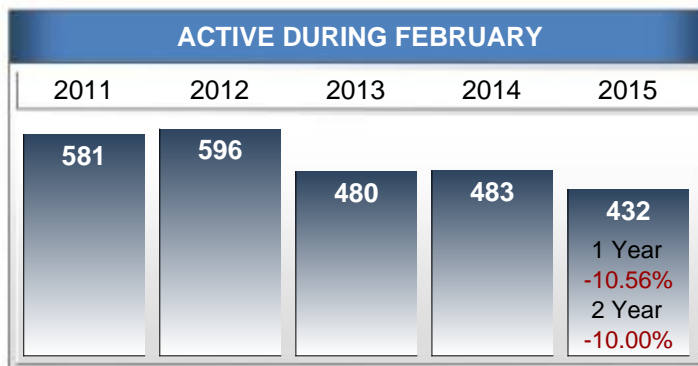
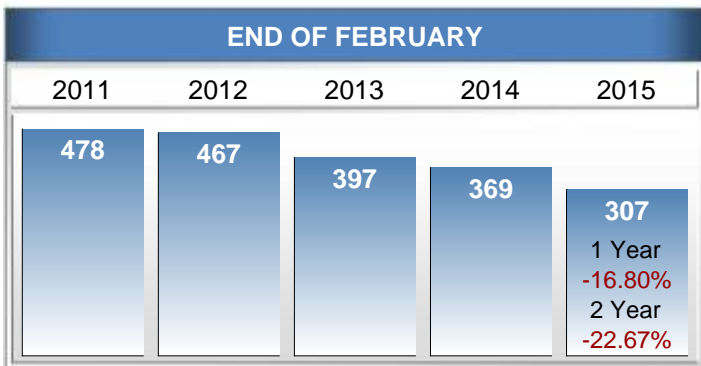
Active Inventory as of Mar 05, 2015



Active Inventory

Report Produced on: Mar 06, 2015

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



Active Inventory

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5yr FEB AVG = 404 **3 MONTHS**

High
Jul 2011 = 573

Low
Feb 2015 = 307

Inventory this month at **307**, below the 5 yr FEB average of **404**

D E C	347
J A N	328
F E B	307

-5.48% (Jan vs Feb)
-6.40% (Feb vs 5yr Avg)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	33	10.75%	114.0	14	17	2	0		
\$50,001 \$60,000	31	10.10%	95.0	11	18	2	0		
\$60,001 \$70,000	49	15.96%	80.0	10	34	4	1		
\$70,001 \$90,000	66	21.50%	118.0	9	52	4	1		
\$90,001 \$130,000	60	19.54%	60.0	3	45	12	0		
\$130,001 \$180,000	36	11.73%	53.0	1	31	4	0		
\$180,001 and up	32	10.42%	53.5	1	14	17	0		
Total Active Inventory by Units:				307	92.0	49	211	45	2
Total Active Inventory by Volume:				32,056,110		3.29M	21.40M	7.22M	139.48K
Median Active Inventory Listing Price:				\$84,900		\$59,000	\$84,900	\$117,660	\$69,740



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

February 2015

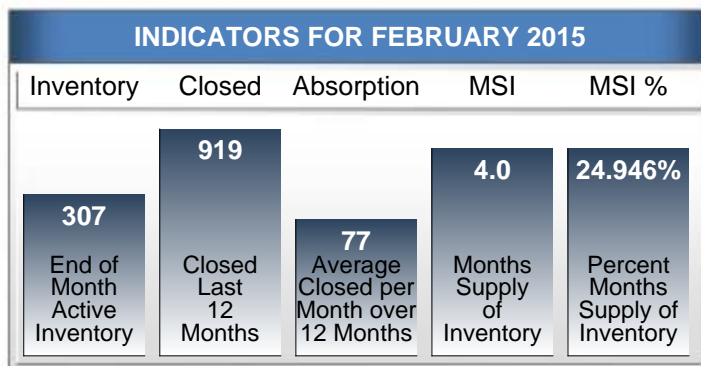
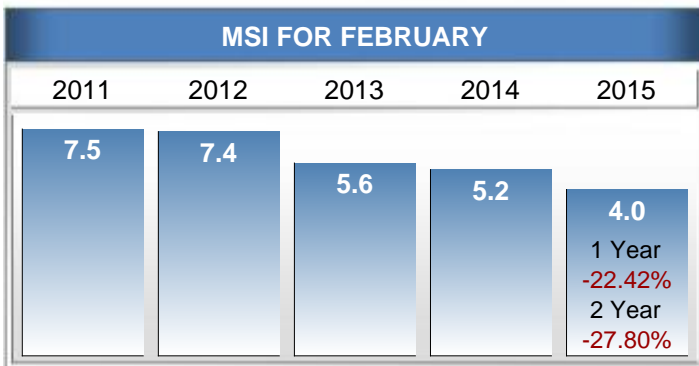
Active Inventory as of Mar 05, 2015



Months Supply of Inventory

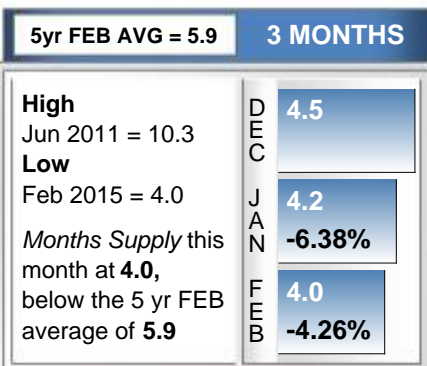
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Area Delimited by Cities Del City, Midwest City - Residential Property Type



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+
\$50,000 and less	33		10.75%	1.8	2.4	1.4	2.2	0.0
\$50,001 \$60,000	31		10.10%	5.0	10.2	3.7	6.0	0.0
\$60,001 \$70,000	49		15.96%	11.1	12.0	10.2	16.0	0.0
\$70,001 \$90,000	66		21.50%	4.9	12.0	4.6	3.0	12.0
\$90,001 \$130,000	60		19.54%	4.5	7.2	4.0	7.2	0.0
\$130,001 \$180,000	36		11.73%	2.5	1.2	3.3	1.0	0.0
\$180,001 and up	32		10.42%	5.2	6.0	4.3	6.6	0.0
MSI:		4.0			4.9	3.8	4.1	4.8
Total Active Inventory:		307			49	211	45	2



Monthly Inventory Analysis

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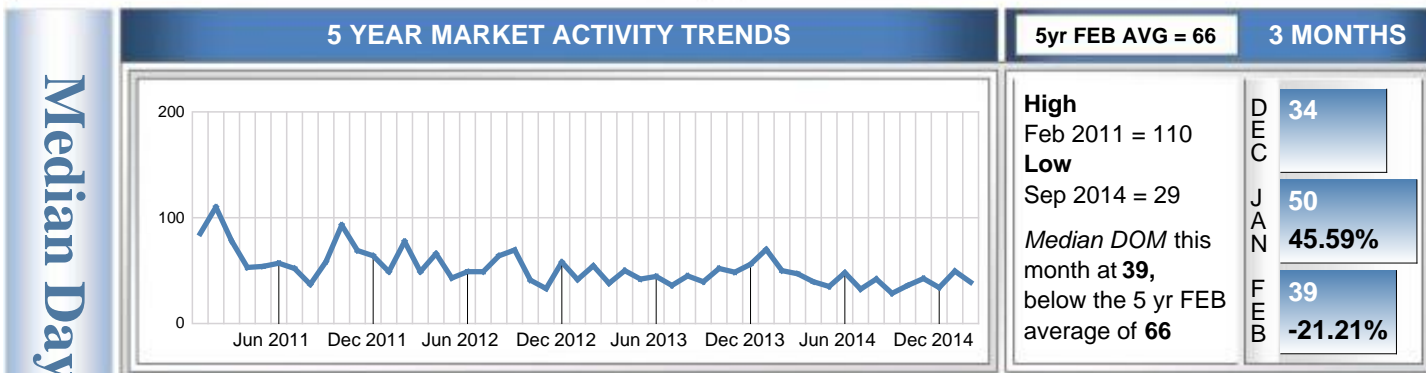
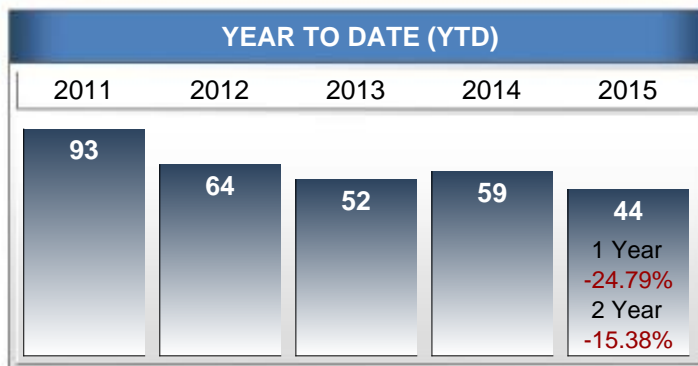
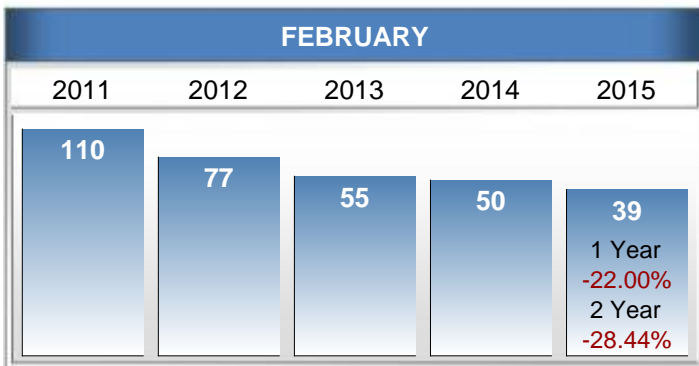
Closed Sales as of Mar 05, 2015



Median Days on Market to Sale

Report Produced on: Mar 06, 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+
\$30,000 and less	5			8.93%	20.0	14.0	48.0	0.0	0.0
\$30,001 \$40,000	3			5.36%	17.0	15.5	17.0	0.0	0.0
\$40,001 \$70,000	13			23.21%	28.0	23.5	42.0	23.0	0.0
\$70,001 \$120,000	15			26.79%	50.0	117.0	47.5	64.5	0.0
\$120,001 \$140,000	7			12.50%	42.0	0.0	42.0	0.0	0.0
\$140,001 \$170,000	6			10.71%	20.5	0.0	18.0	60.5	0.0
\$170,001 and up	7			12.50%	83.0	0.0	77.0	109.0	0.0
Median Closed DOM:					39.0	18.0	44.0	64.5	0.0
Total Closed Units:					56	9	39	8	
Total Closed Volume:					5,469,449	445.54K	3.85M	1.17M	0.00B



Monthly Inventory Analysis

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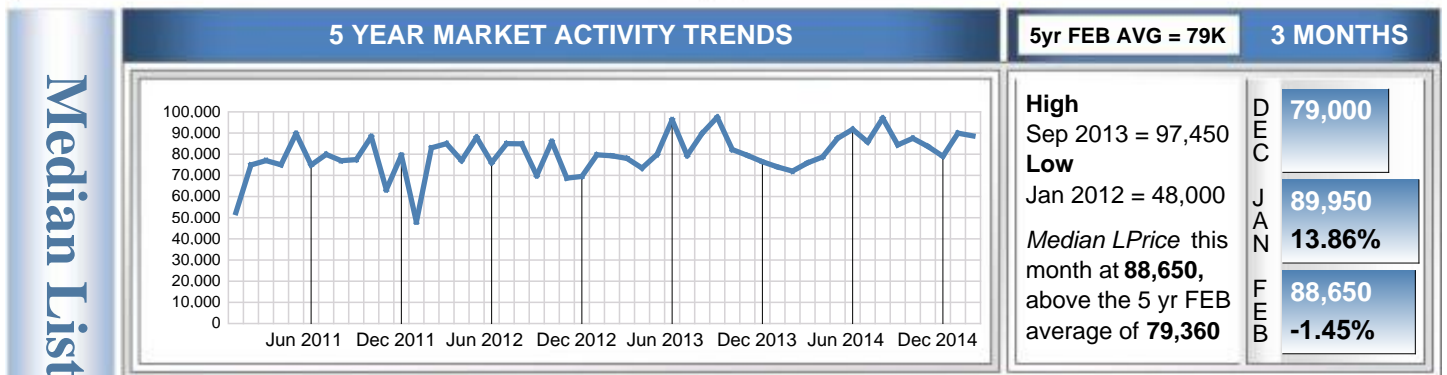
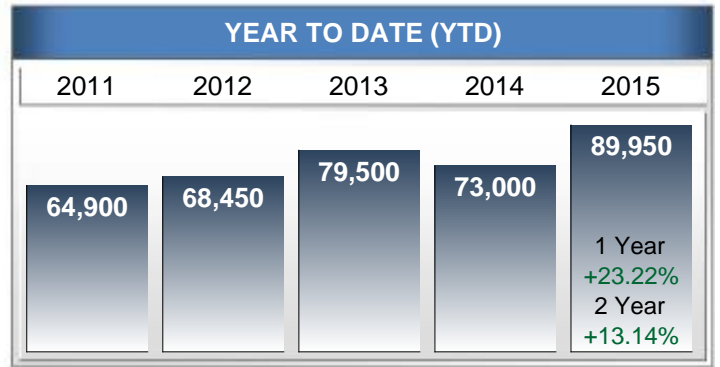
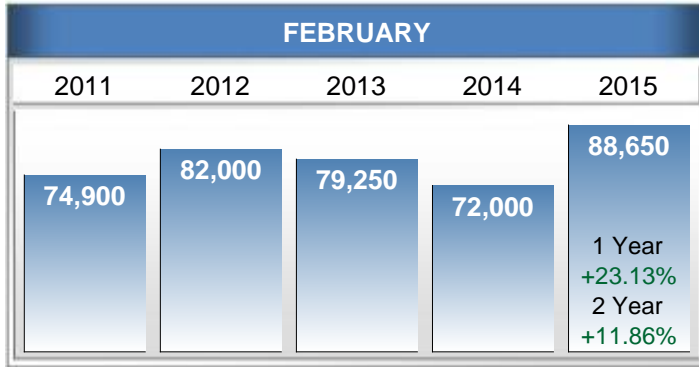
Closed Sales as of Mar 05, 2015



Median List Price at Closing

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



Median List Price

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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range			%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	4		7.14%	23,850	22,410	27,140	0	0
\$30,001 - \$40,000	2		3.57%	38,700	37,500	39,900	0	0
\$40,001 - \$70,000	14		25.00%	51,700	65,900	50,450	49,900	0
\$70,001 - \$120,000	14		25.00%	84,950	99,900	84,900	0	0
\$120,001 - \$140,000	9		16.07%	126,900	0	134,000	126,045	0
\$140,001 - \$170,000	6		10.71%	157,275	0	157,275	157,450	0
\$170,001 and up	7		12.50%	183,543	0	184,222	179,900	0
Median List Price:		\$88,650			\$52,000	\$92,300	\$157,450	\$0
Total Closed Units:		56			9	39	8	
Total List Volume:		5,680,473			482.52K	3.97M	1.23M	0.00B



Monthly Inventory Analysis

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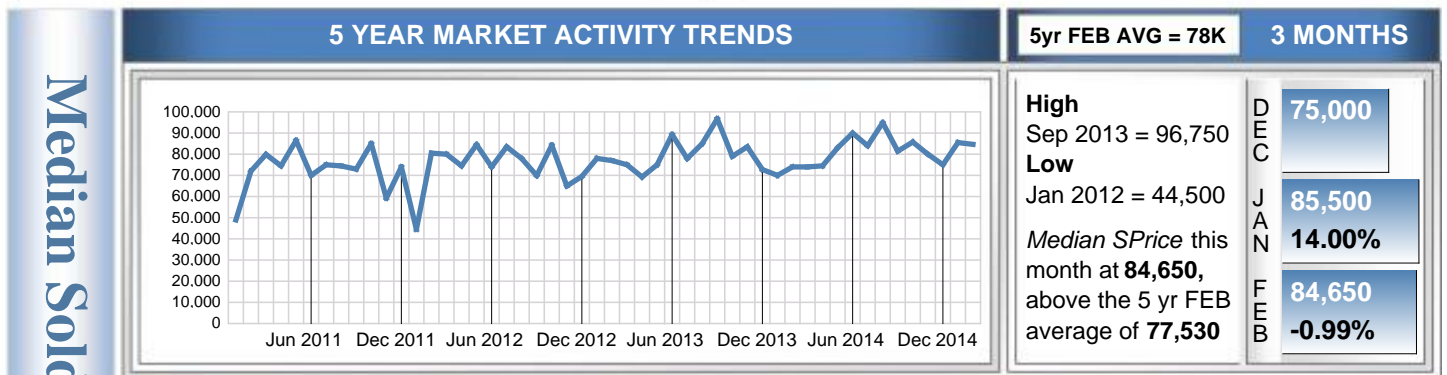
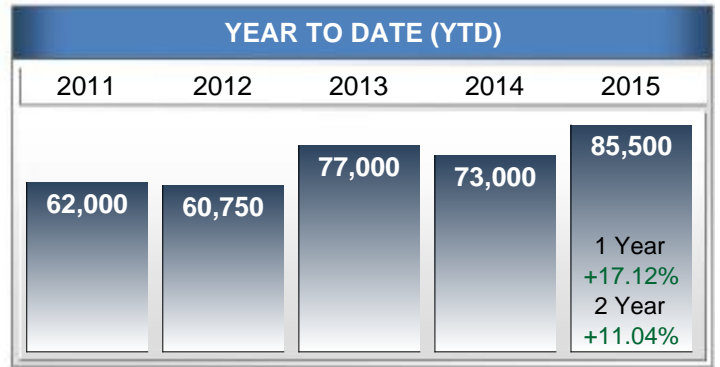
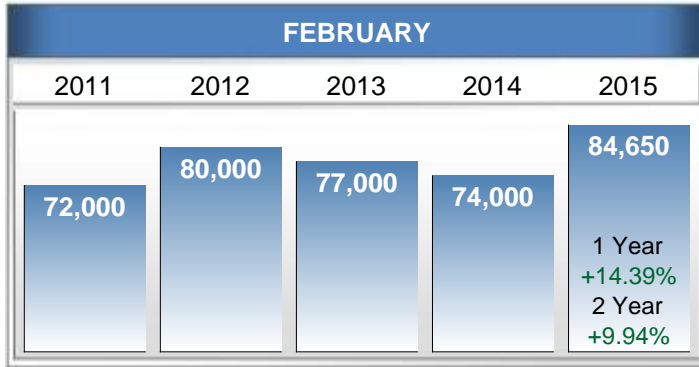
Closed Sales as of Mar 05, 2015



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+
\$30,000 and less	5		8.93%	23,289	22,645	24,334	0	0
\$30,001 - \$40,000	3		5.36%	37,500	36,750	39,200	0	0
\$40,001 - \$70,000	13		23.21%	50,000	62,125	49,750	47,000	0
\$70,001 - \$120,000	15		26.79%	92,300	94,000	76,500	116,650	0
\$120,001 - \$140,000	7		12.50%	126,000	0	126,000	0	0
\$140,001 - \$170,000	6		10.71%	155,450	0	155,450	154,500	0
\$170,001 and up	7		12.50%	179,900	0	181,997	179,900	0
Median Closed Price:		\$84,650			\$43,500	\$92,300	\$154,500	\$0
Total Closed Units:		56			9	39	8	
Total Closed Volume:		5,469,449			445.54K	3.85M	1.17M	0.00B



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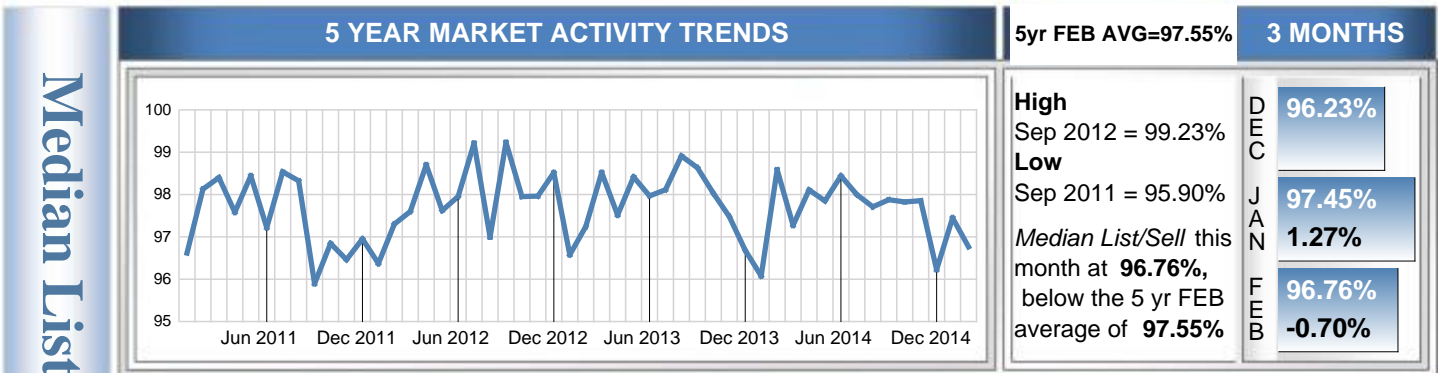
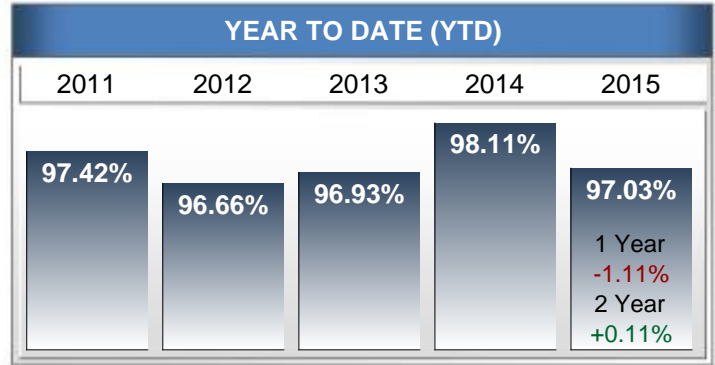
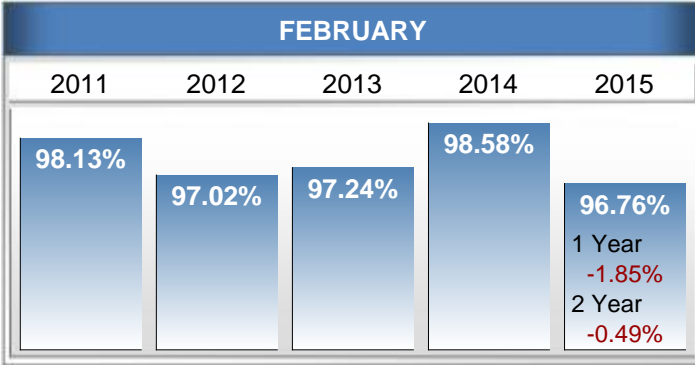
Closed Sales as of Mar 05, 2015



Median Percent of List Price to Selling Price

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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	5	8.93%	99.81%	101.10%	75.25%	0.00%	0.00%
\$30,001 \$40,000	3	5.36%	93.33%	90.09%	93.33%	0.00%	0.00%
\$40,001 \$70,000	13	23.21%	94.19%	92.17%	95.47%	94.19%	0.00%
\$70,001 \$120,000	15	26.79%	95.91%	94.09%	97.35%	92.53%	0.00%
\$120,001 \$140,000	7	12.50%	100.00%	0.00%	100.00%	0.00%	0.00%
\$140,001 \$170,000	6	10.71%	98.52%	0.00%	98.52%	98.26%	0.00%
\$170,001 and up	7	12.50%	100.00%	0.00%	99.89%	100.00%	0.00%
Median List/Sell Ratio:	96.76%			94.09%	98.33%	95.55%	0.00%
Total Closed Units:	56			9	39	8	
Total Closed Volume:	5,469,449			445.54K	3.85M	1.17M	0.00B



Monthly Inventory Analysis

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Inventory as of Mar 05, 2015



Market Summary

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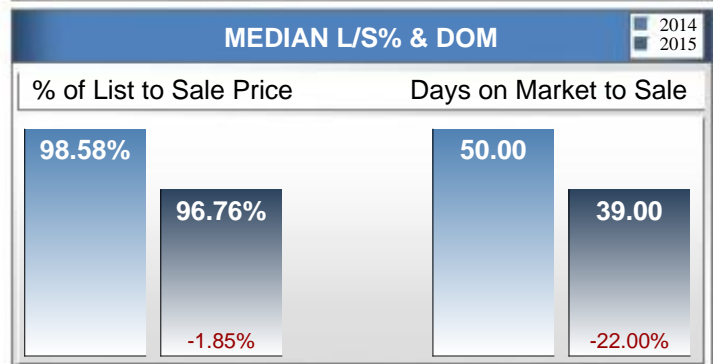
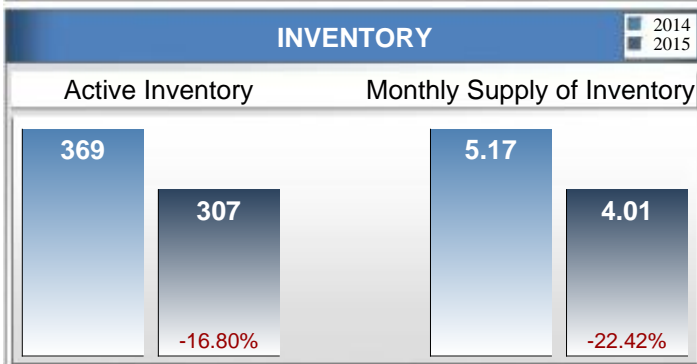
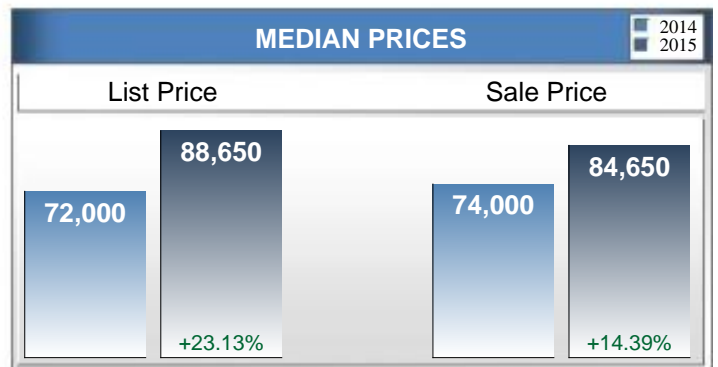
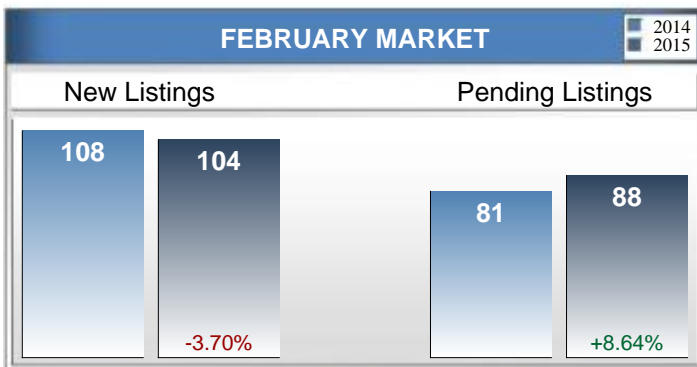
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Absorption: Last 12 months, an Average of 77 Sales/Month

Active Inventory as of February 28, 2015 = 307

	FEBRUARY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	77	56	-27.27%	118	106	-10.17%
Pending Sales	81	88	+8.64%	158	154	-2.53%
New Listings	108	104	-3.70%	228	199	-12.72%
Median List Price	72,000	88,650	+23.13%	73,000	89,950	+23.22%
Median Sale Price	74,000	84,650	+14.39%	73,000	85,500	+17.12%
Median Percent of List Price to Selling Price	98.58%	96.76%	-1.85%	98.11%	97.03%	-1.11%
Median Days on Market to Sale	50.00	39.00	-22.00%	58.50	44.00	-24.79%
Monthly Inventory	369	307	-16.80%	369	307	-16.80%
Months Supply of Inventory	5.17	4.01	-22.42%	5.17	4.01	-22.42%





February 2015

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



Closed Sales by Units

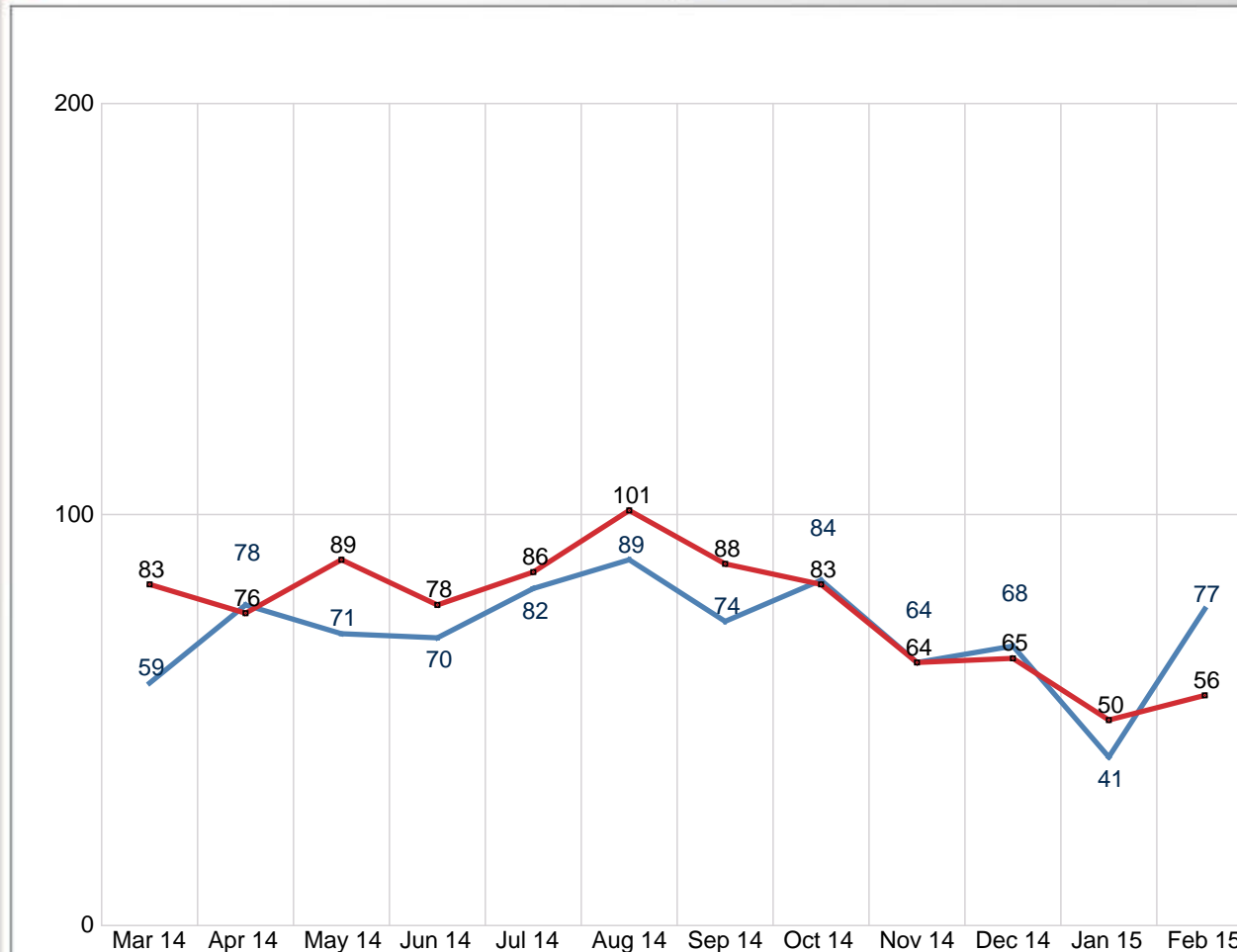
Report Produced on: Mar 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

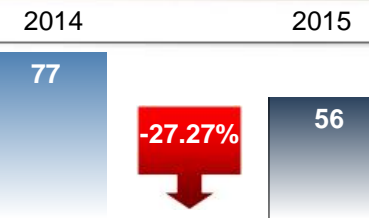
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Contact an experienced REALTOR®

■ March 2014 - February 2015 (Current Year with Values)
 ■ March 2013 - February 2014 (Previous Year)



Comparative Analysis

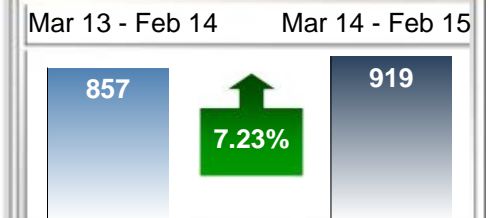
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2015

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



Closed Sales by Volume

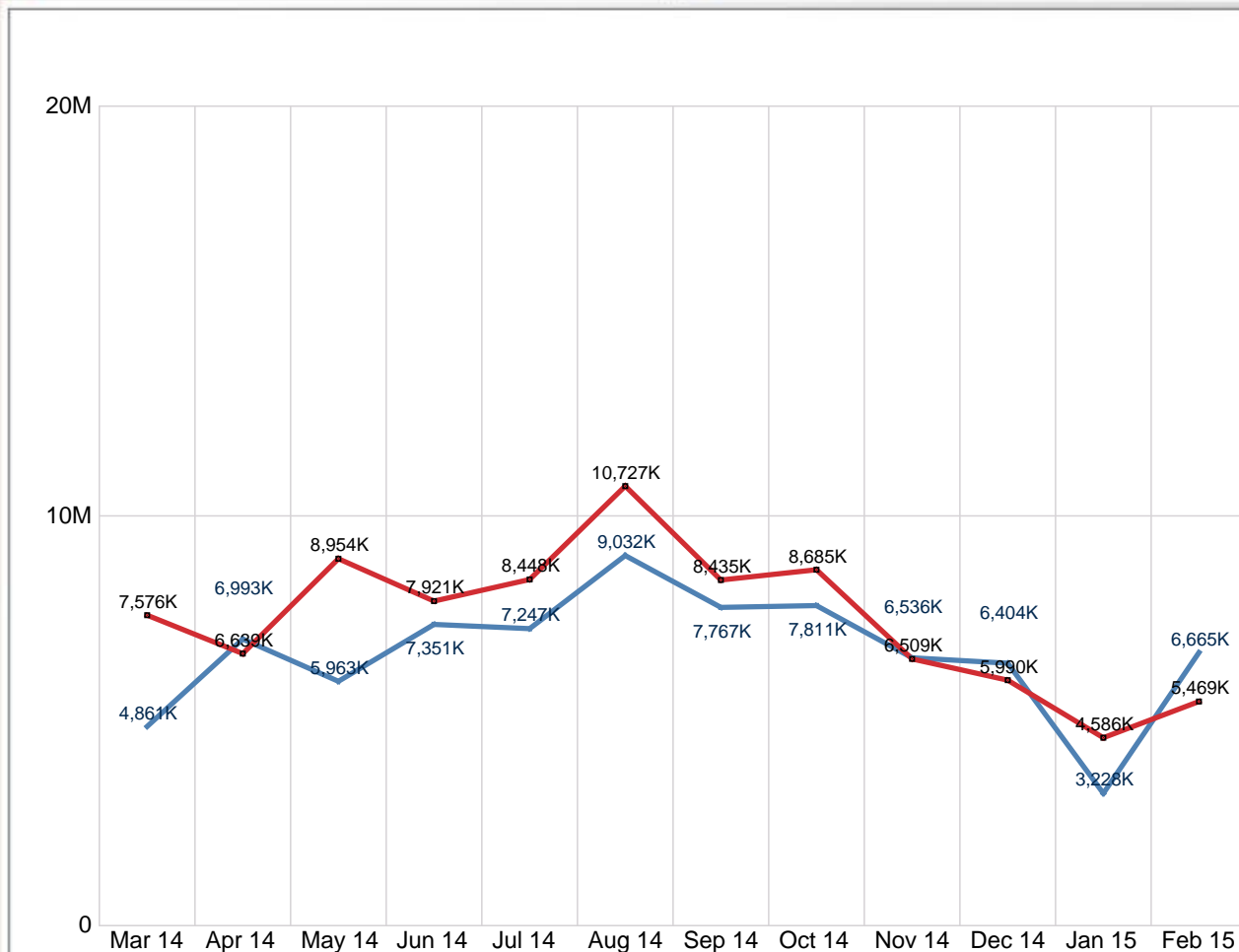
Report Produced on: Mar 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

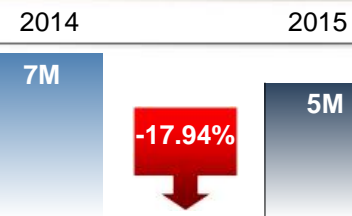
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 ■ March 2013 - February 2014 (Previous Year)



Comparative Analysis

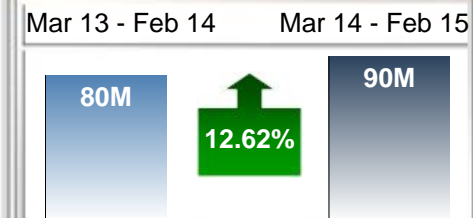
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2015

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



Closed Sales by Average Days on Market

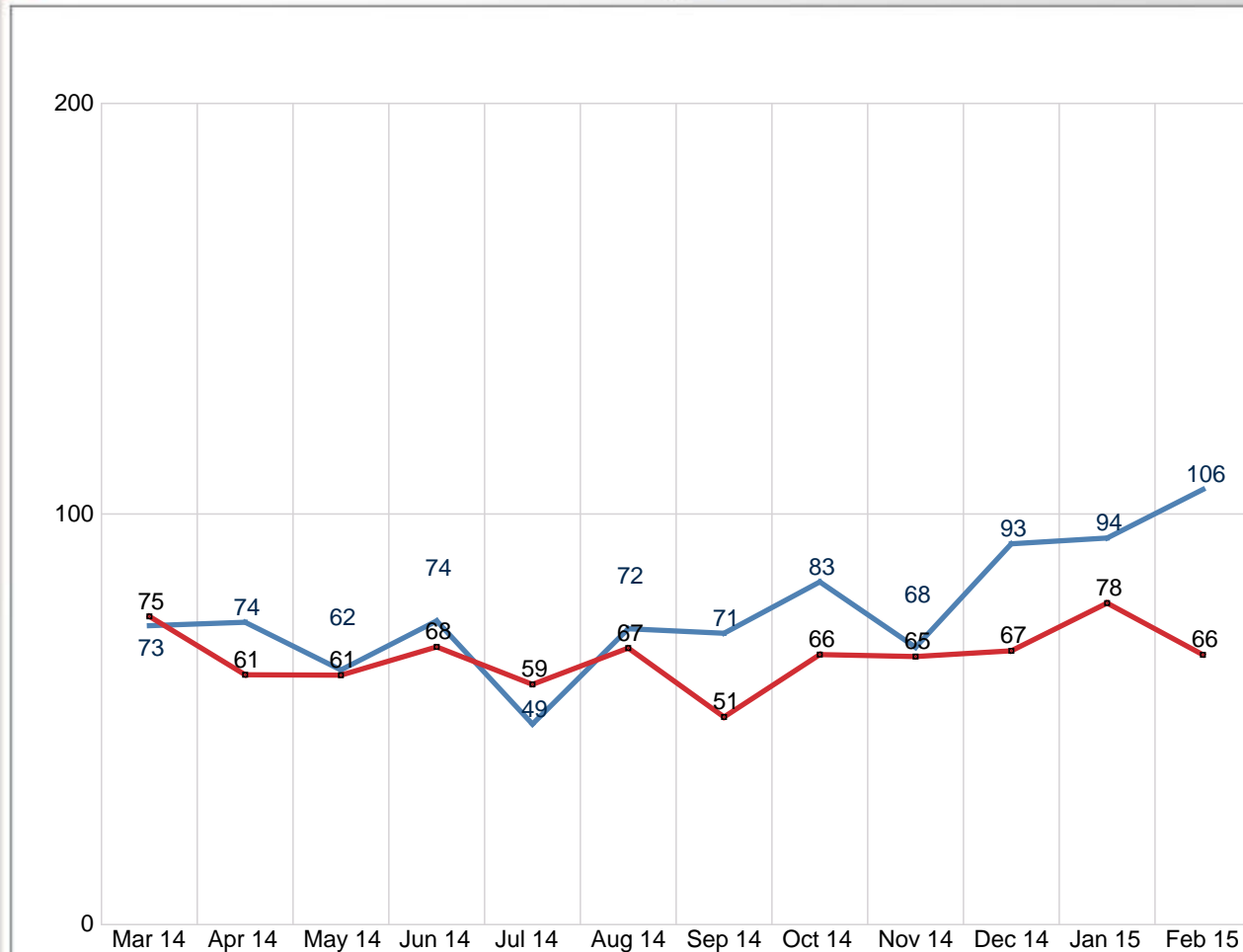
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Mar 06, 2015

Market Trends

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■ March 2014 - February 2015 (Current Year with Values)
 ■ March 2013 - February 2014 (Previous Year)

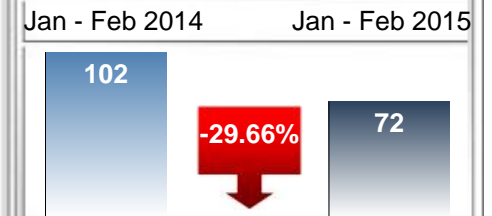


Comparative Analysis

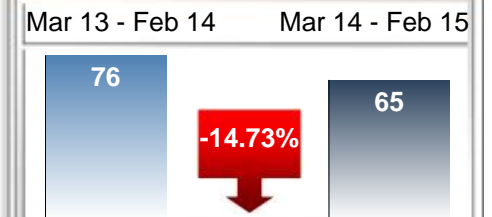
FEBRUARY



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





February 2015

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



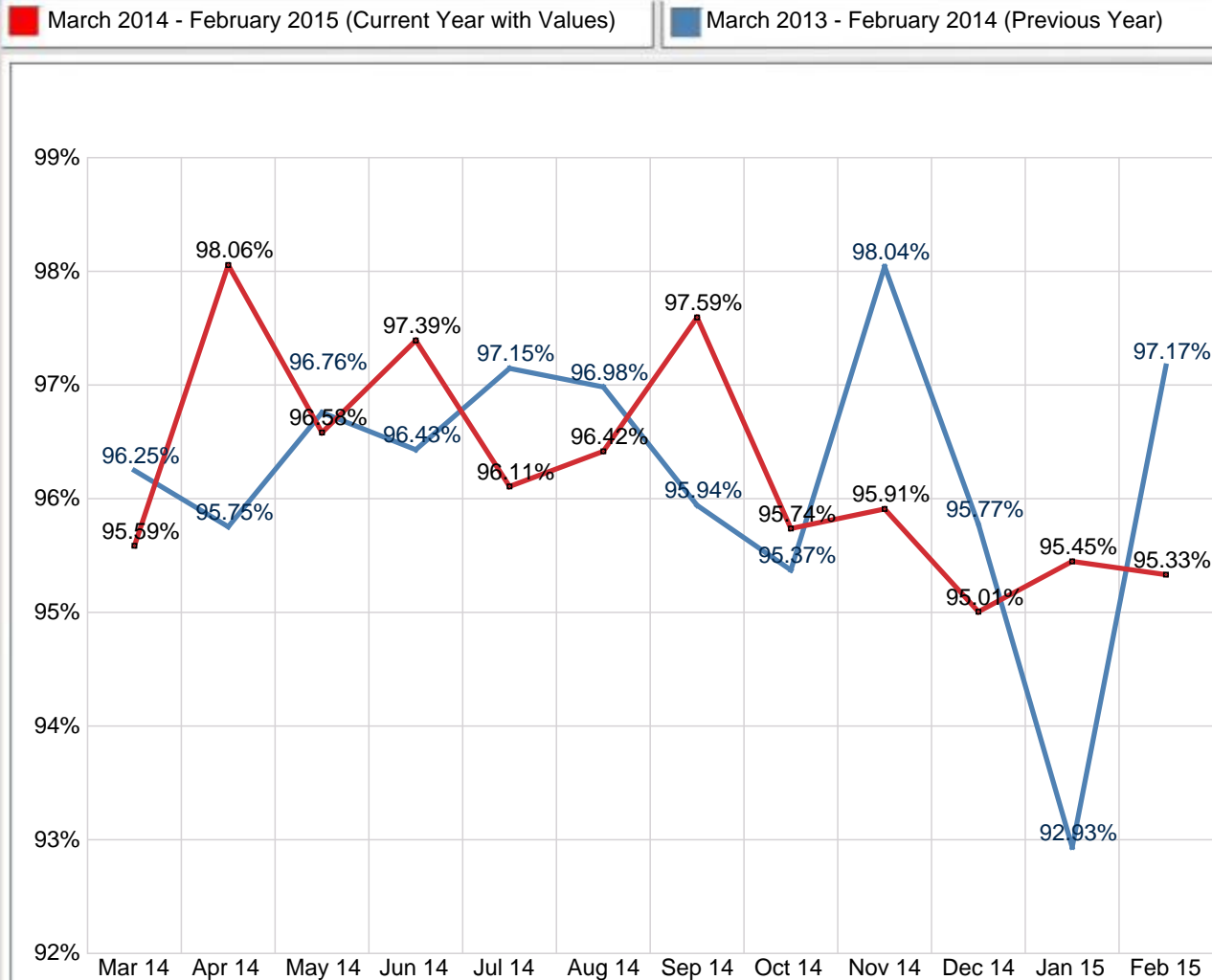
Closed Sales by Average Asked per Sold Ratio

Report Produced on: Mar 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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Comparative Analysis

FEBRUARY

2014	2015
97.17%	95.33%
-1.89%	

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
95.70%	95.39%
-0.32%	

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
96.33%	96.34%
0.01%	



February 2015

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



Closed Sales by Average Sold Price

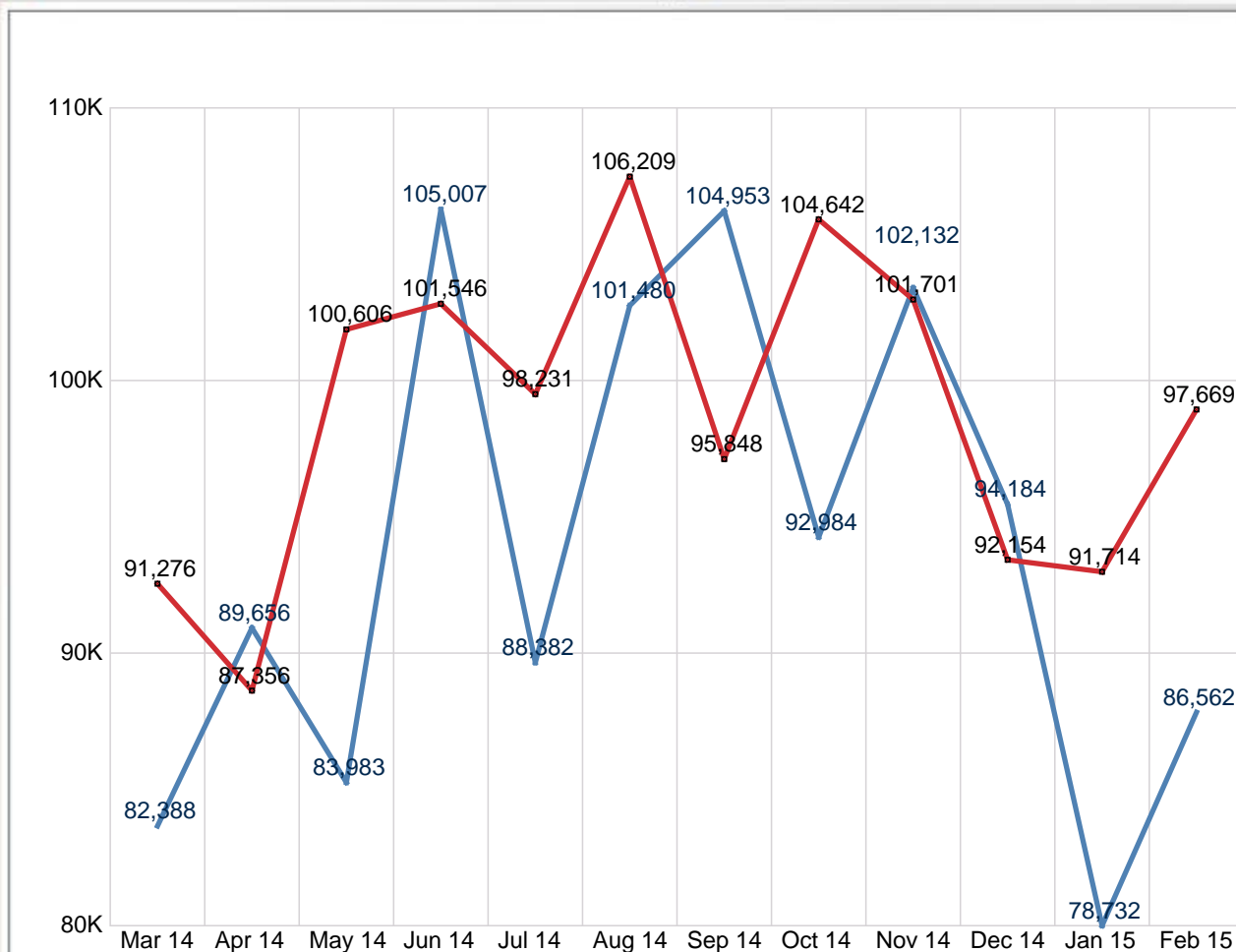
Report Produced on: Mar 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ March 2014 - February 2015 (Current Year with Values)
 ■ March 2013 - February 2014 (Previous Year)



Comparative Analysis

FEBRUARY

2014	2015
86,562	97,669
<div style="color: green; font-size: 2em;">↑</div> 12.83%	

YEAR TO DATE (YTD)

Jan - Feb 2014	Jan - Feb 2015
83,841	94,860
<div style="color: green; font-size: 2em;">↑</div> 13.14%	

12 MONTH COMPARATIVE

Mar 13 - Feb 14	Mar 14 - Feb 15
93,183	97,865
<div style="color: green; font-size: 2em;">↑</div> 5.02%	