



March 2015

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

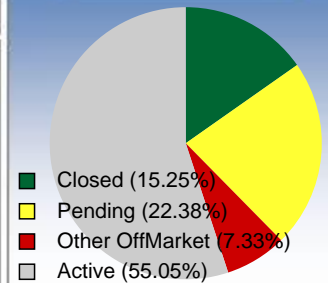


Absorption: Last 12 months, an Average of **76** Sales/Month

Active Inventory as of March 31, 2015 = **278**

	MARCH		
	2014	2015	+/- %
Closed Listings	83	77	-7.23%
Pending Listings	78	113	44.87%
New Listings	124	100	-19.35%
Median List Price	75,900	82,900	9.22%
Median Sale Price	74,000	82,680	11.73%
Median Percent of List Price to Selling Price	97.27%	97.99%	0.73%
Median Days on Market to Sale	47.00	36.00	-23.40%
End of Month Inventory	374	278	-25.67%
Months Supply of Inventory	5.09	3.65	-28.43%

Market Activity



Report Produced on: Apr 03, 2015

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 March 2015 decreased **25.67%** to 278 existing homes available for sale. Over the last 12 months this area has had an average of 76 closed sales per month. This represents an unsold inventory index of **3.65** 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 **11.73%** in March 2015 to \$82,680 versus the previous year at \$74,000.

Median Days on Market Shortens

The median number of **36.00** days that homes spent on the market before selling decreased by 11.00 days or **23.40%** in March 2015 compared to last year's same month at **47.00** DOM.

Sales Success for March 2015 is Positive

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

There were 100 New Listings in March 2015, down **19.35%** from last year at 124. Furthermore, there were 77 Closed Listings this month versus last year at 83, a **-7.23%** decrease.

Closed versus Listed trends yielded a **77.0%** ratio, up from last year's March 2015 at **66.9%**, a **15.04%** 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: OKC Metro Assn of REALTORS
Phone: 405-840-1493
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Monthly Inventory Analysis

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

March 2015

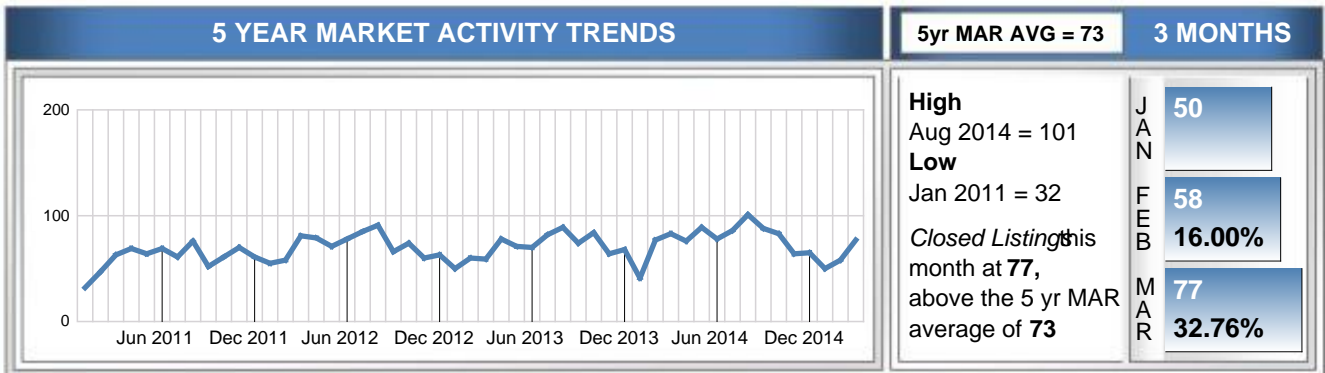
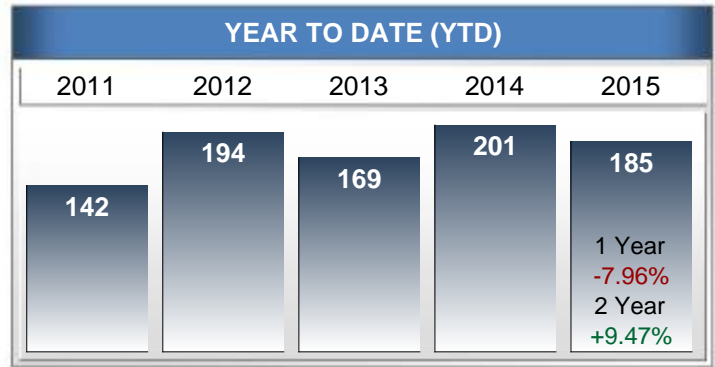
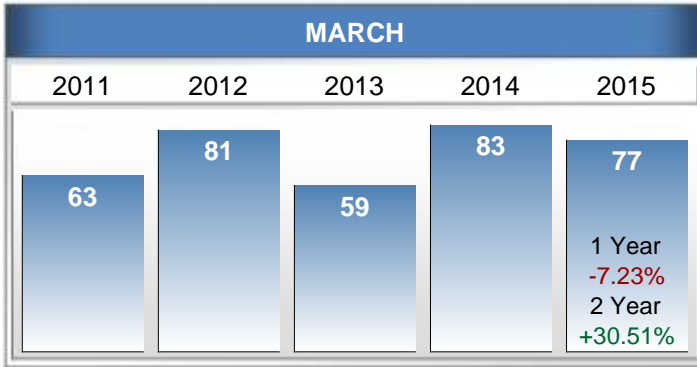
Closed Sales as of Apr 02, 2015



Closed Listings

Report Produced on: Apr 03, 2015

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	3	3.90%	36.0	2	1	0	0
\$30,001 - \$50,000	15	19.48%	86.0	5	9	1	0
\$50,001 - \$60,000	10	12.99%	36.0	1	9	0	0
\$60,001 - \$90,000	15	19.48%	36.0	2	12	1	0
\$90,001 - \$120,000	15	19.48%	32.0	0	13	2	0
\$120,001 - \$170,000	12	15.58%	30.5	0	11	1	0
\$170,001 and up	7	9.09%	30.0	0	3	4	0
Total Closed Units:	77		36.0	10	58	9	0.00B
Total Closed Volume:	7,073,478			452.51K	5.27M	1.35M	0.00B
Median Closed Price:	\$82,680			\$45,400	\$85,340	\$170,000	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

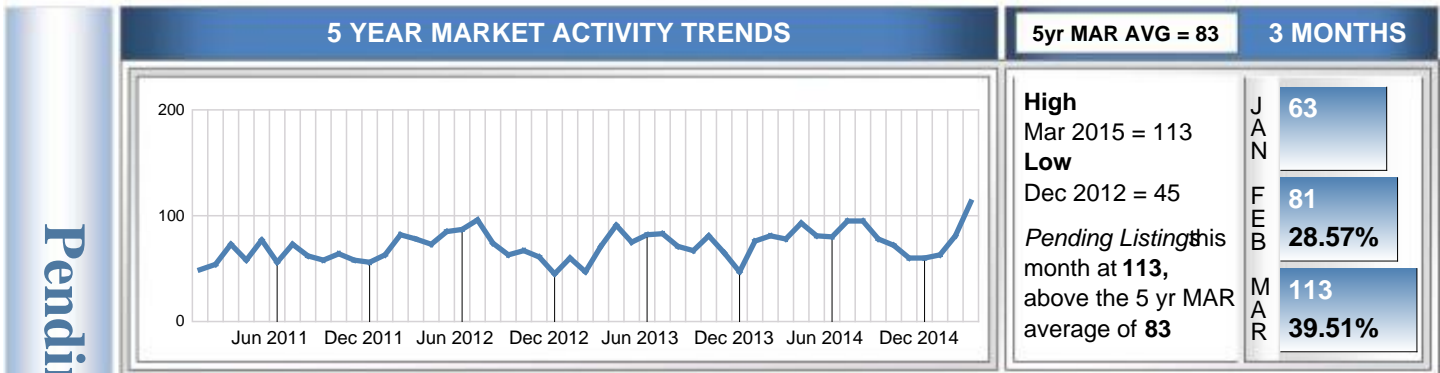
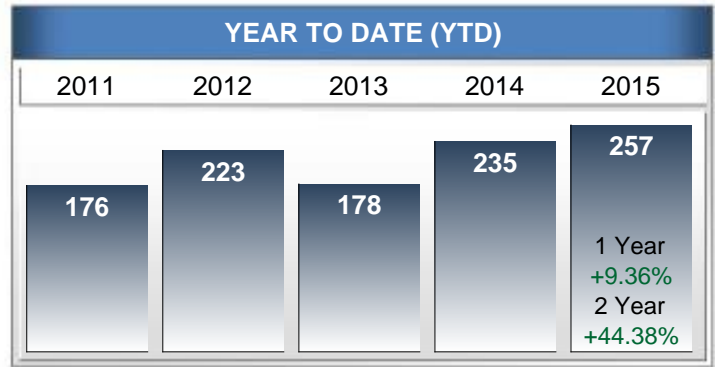
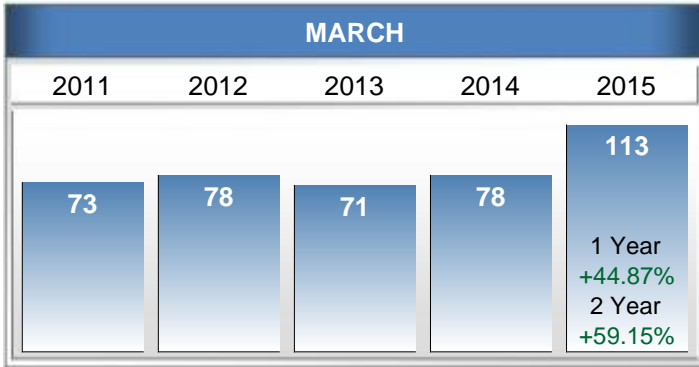
Pending Listings as of Apr 02, 2015



Pending Listings

Report Produced on: Apr 03, 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	6.19%	25.0	4	3	0	0
\$40,001 \$50,000	12	10.62%	70.5	4	8	0	0
\$50,001 \$70,000	20	17.70%	51.5	5	14	1	0
\$70,001 \$100,000	21	18.58%	51.0	2	18	1	0
\$100,001 \$130,000	26	23.01%	39.5	1	20	5	0
\$130,001 \$170,000	15	13.27%	26.0	0	13	2	0
\$170,001 and up	12	10.62%	31.0	0	5	7	0
Total Pending Units: 113				16	81	16	
Total Pending Volume: 11,650,733				927.90K	8.15M	2.58M	0.00B
Median Listing Price: \$93,000				\$50,450	\$93,000	\$149,500	\$0



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

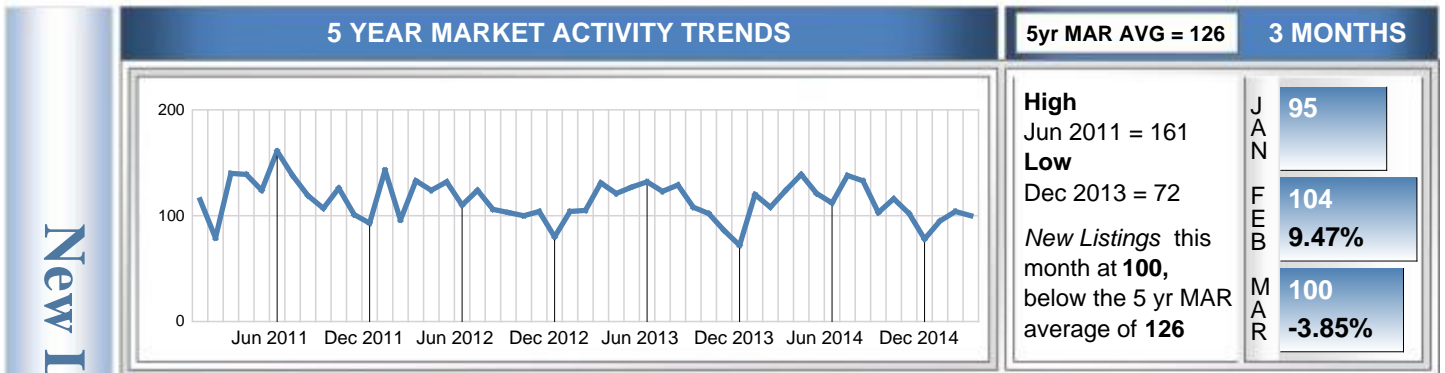
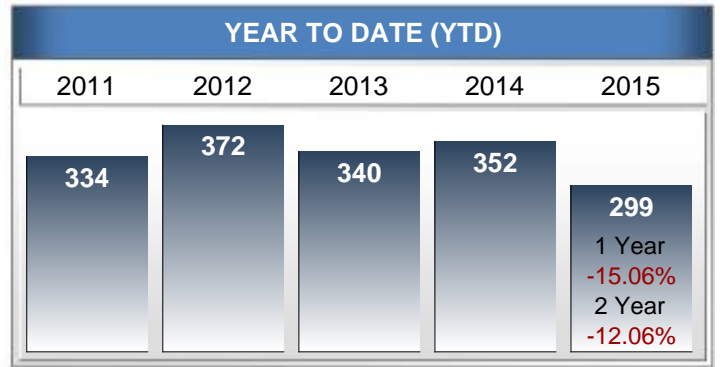
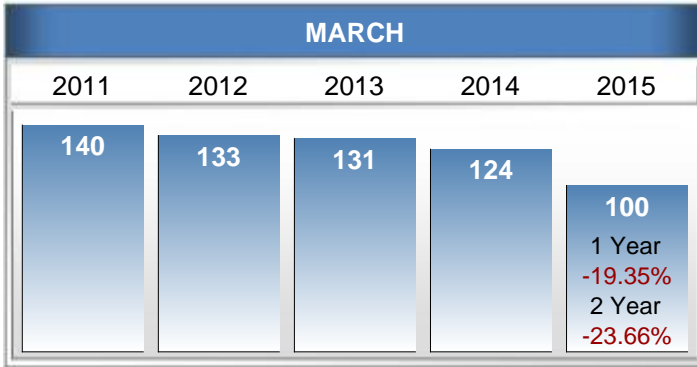
New Listings as of Apr 02, 2015



New Listings

Report Produced on: Apr 03, 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	10	10.00%	6	4	0	0
\$50,001 - \$60,000	7	7.00%	2	5	0	0
\$60,001 - \$70,000	11	11.00%	4	7	0	0
\$70,001 - \$100,000	28	28.00%	3	23	2	0
\$100,001 - \$130,000	18	18.00%	0	15	2	1
\$130,001 - \$160,000	15	15.00%	0	12	3	0
\$160,001 and up	11	11.00%	1	5	4	1
Total New Listed Units:			16	71	11	2
Total New Listed Volume:			1.13M	7.43M	1.56M	299.80K
Median New Listed Listing Price:			\$61,200	\$89,900	\$144,400	\$149,900



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2015

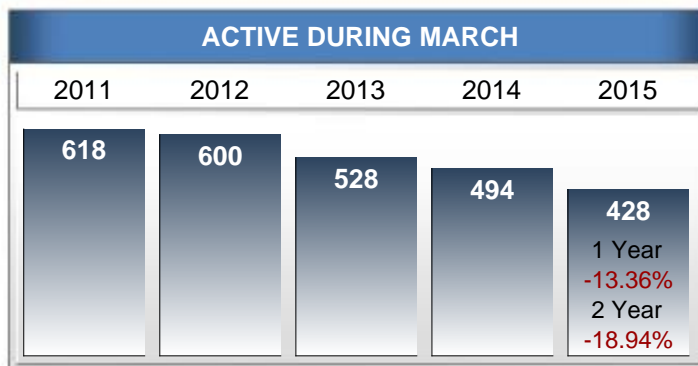
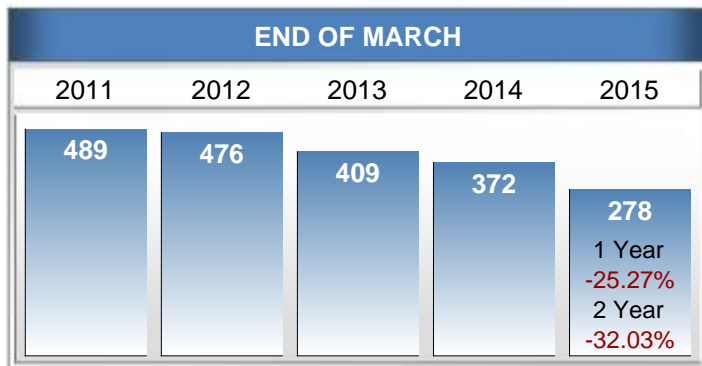
Active Inventory as of Apr 02, 2015



Active Inventory

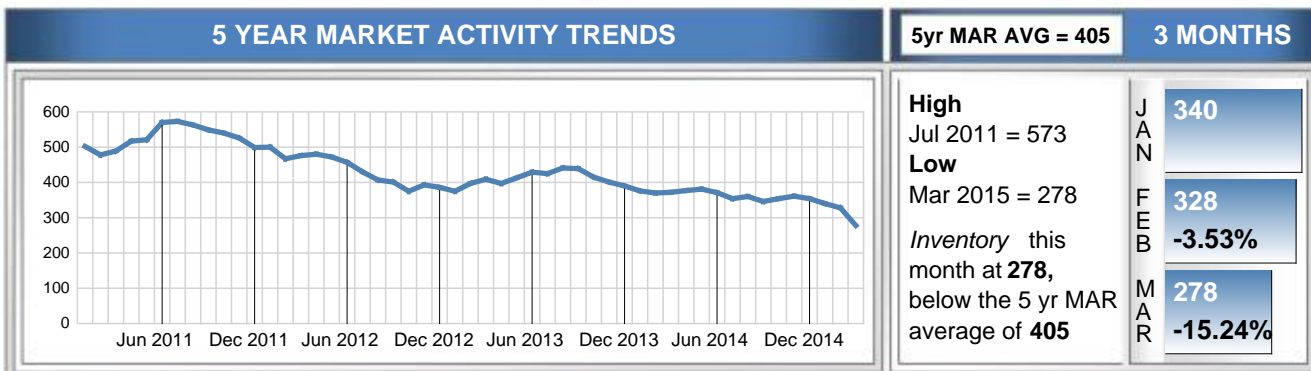
Report Produced on: Apr 03, 2015

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+		
\$50,000 and less	24	8.63%	154.0	11	10	3	0		
\$50,001 \$60,000	34	12.23%	94.0	12	20	2	0		
\$60,001 \$70,000	41	14.75%	78.0	9	28	3	1		
\$70,001 \$90,000	71	25.54%	110.0	8	57	5	1		
\$90,001 \$120,000	37	13.31%	78.0	2	27	7	1		
\$120,001 \$170,000	41	14.75%	37.0	1	33	7	0		
\$170,001 and up	30	10.79%	64.5	2	15	11	2		
Total Active Inventory by Units:				278	77.0	45	190	38	5
Total Active Inventory by Volume:				28,909,516		3.20M	19.20M	5.71M	797.60K
Median Active Inventory Listing Price:				\$83,950		\$59,900	\$84,900	\$106,630	\$109,900



Monthly Inventory Analysis

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March 2015

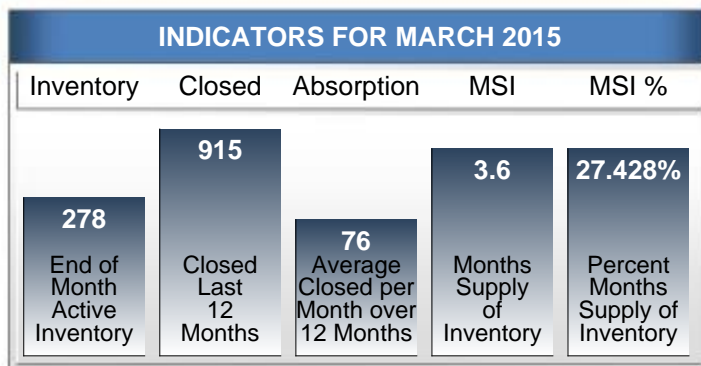
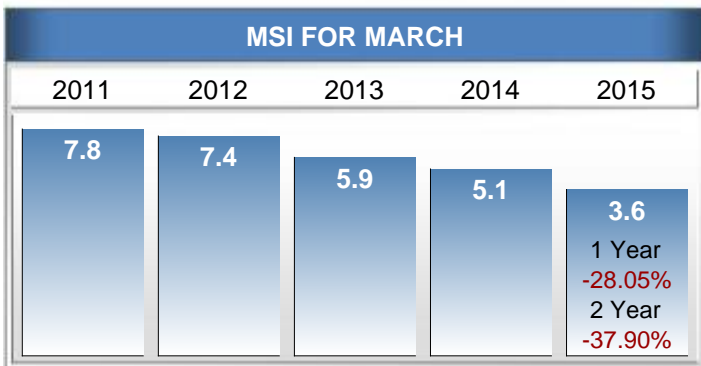
Active Inventory as of Apr 02, 2015



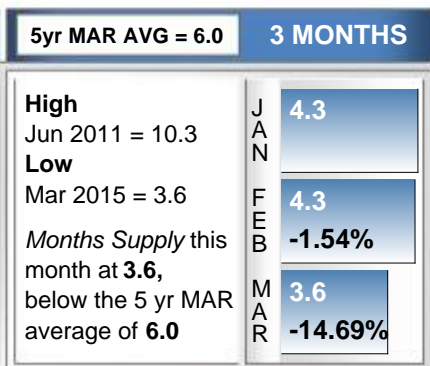
Months Supply of Inventory

Report Produced on: Apr 03, 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+
\$50,000 and less	24		8.63%	1.3	1.8	0.9	3.6	0.0
\$50,001 - \$60,000	34		12.23%	5.4	10.3	4.1	6.0	0.0
\$60,001 - \$70,000	41		14.75%	9.3	9.8	8.6	12.0	0.0
\$70,001 - \$90,000	71		25.54%	5.4	10.7	5.1	3.8	0.0
\$90,001 - \$120,000	37		13.31%	3.8	12.0	3.3	5.3	12.0
\$120,001 - \$170,000	41		14.75%	2.5	0.9	2.9	1.9	0.0
\$170,001 and up	30		10.79%	3.7	12.0	3.3	3.3	12.0
MSI:		3.6			4.4	3.5	3.4	20.0
Total Active Inventory:		278			45	190	38	5



Monthly Inventory Analysis

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March 2015

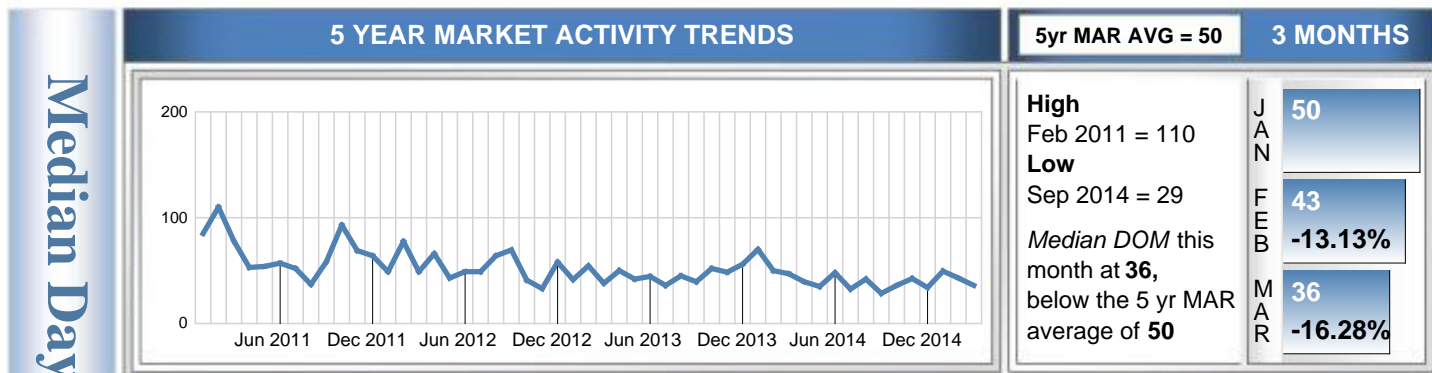
Closed Sales as of Apr 02, 2015



Median Days on Market to Sale

Report Produced on: Apr 03, 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	3			3.90%	36.0	66.5	36.0	0.0	0.0
\$30,001 \$50,000	15			19.48%	86.0	89.0	86.0	25.0	0.0
\$50,001 \$60,000	10			12.99%	36.0	15.0	46.0	0.0	0.0
\$60,001 \$90,000	15			19.48%	36.0	120.0	36.0	4.0	0.0
\$90,001 \$120,000	15			19.48%	32.0	0.0	23.0	85.0	0.0
\$120,001 \$170,000	12			15.58%	30.5	0.0	27.0	96.0	0.0
\$170,001 and up	7			9.09%	30.0	0.0	23.0	89.5	0.0
Median Closed DOM:		36.0				81.5	34.5	56.0	0.0
Total Closed Units:		77				10	58	9	
Total Closed Volume:		7,073,478				452.51K	5.27M	1.35M	0.00B



Monthly Inventory Analysis

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March 2015

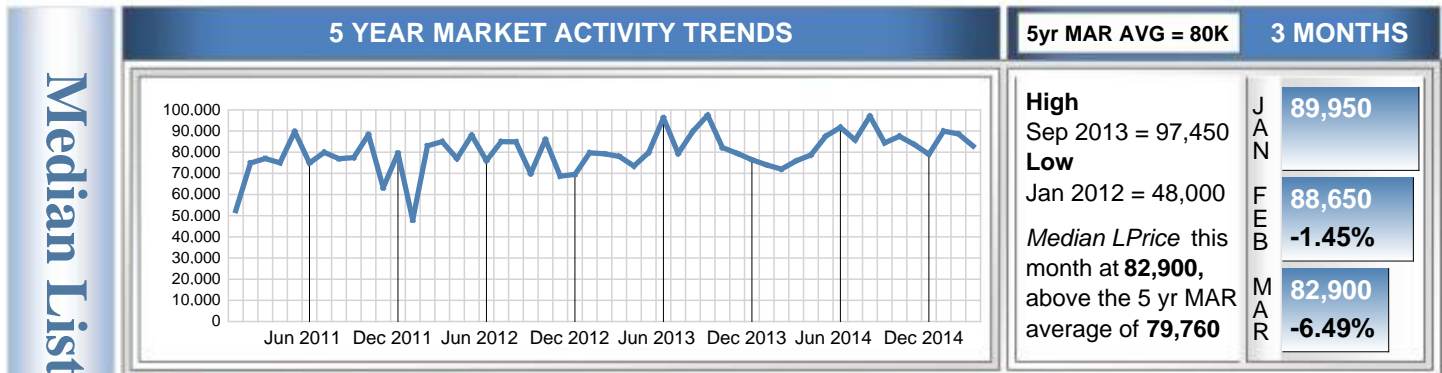
Closed Sales as of Apr 02, 2015



Median List Price at Closing

Report Produced on: Apr 03, 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+
\$30,000 and less	2		2.60%	20,200	18,500	21,900	0	0
\$30,001 - \$50,000	16		20.78%	47,600	44,400	48,400	47,900	0
\$50,001 - \$60,000	9		11.69%	57,500	59,900	57,250	0	0
\$60,001 - \$90,000	14		18.18%	79,000	75,200	79,000	87,000	0
\$90,001 - \$120,000	16		20.78%	99,950	0	99,950	102,450	0
\$120,001 - \$170,000	13		16.88%	144,500	0	142,200	169,500	0
\$170,001 and up	7		9.09%	189,900	0	189,000	212,450	0
Median List Price:		\$82,900			\$46,900	\$90,200	\$169,500	\$0
Total Closed Units:		77			10	58	9	
Total List Volume:		7,324,477			492.70K	5.47M	1.36M	0.00B



Monthly Inventory Analysis

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March 2015

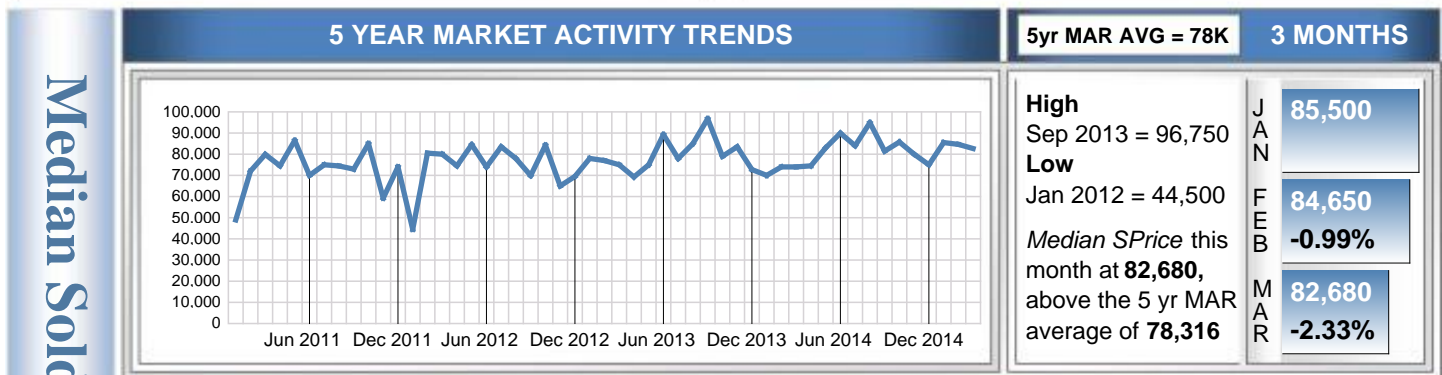
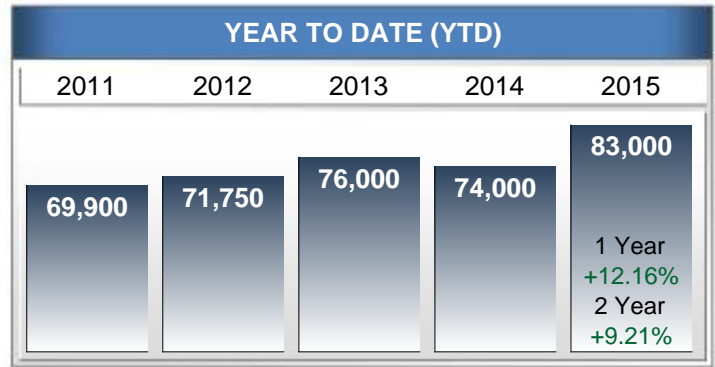
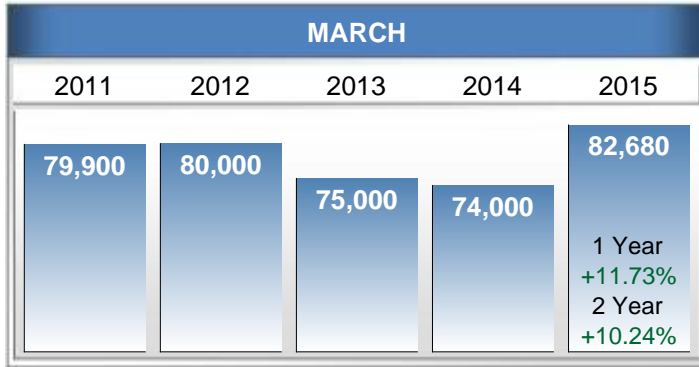
Closed Sales as of Apr 02, 2015



Median Sold Price at Closing

Report Produced on: Apr 03, 2015

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	3	3.90%	18,000	20,000	18,000	0	0
\$30,001 - \$50,000	15	19.48%	42,099	44,800	38,500	47,900	0
\$50,001 - \$60,000	10	12.99%	52,250	52,500	52,000	0	0
\$60,001 - \$90,000	15	19.48%	76,000	74,325	75,500	90,000	0
\$90,001 - \$120,000	15	19.48%	98,500	0	98,500	100,450	0
\$120,001 - \$170,000	12	15.58%	146,350	0	146,000	170,000	0
\$170,001 and up	7	9.09%	185,000	0	185,000	210,000	0
Median Closed Price:	\$82,680			\$45,400	\$85,340	\$170,000	\$0
Total Closed Units:	77			10	58	9	
Total Closed Volume:	7,073,478			452.51K	5.27M	1.35M	0.00B



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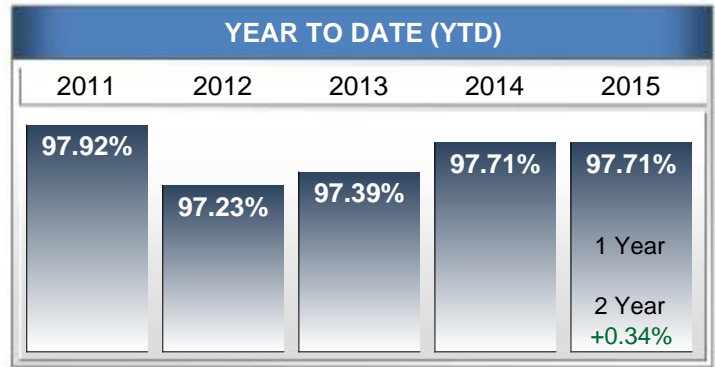
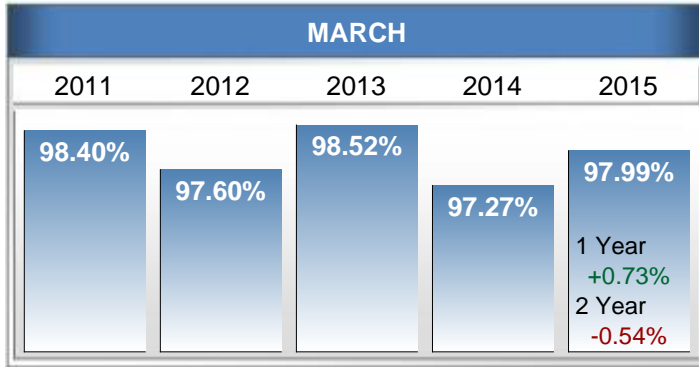
Closed Sales as of Apr 02, 2015



Median Percent of List Price to Selling Price

Report Produced on: Apr 03, 2015

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	3	3.90%	75.68%	74.98%	82.19%	0.00%	0.00%
\$30,001 \$50,000	15	19.48%	89.00%	93.88%	88.85%	100.00%	0.00%
\$50,001 \$60,000	10	12.99%	93.46%	87.65%	94.02%	0.00%	0.00%
\$60,001 \$90,000	15	19.48%	100.00%	98.70%	97.56%	103.45%	0.00%
\$90,001 \$120,000	15	19.48%	98.26%	0.00%	98.26%	98.18%	0.00%
\$120,001 \$170,000	12	15.58%	99.53%	0.00%	100.00%	97.14%	0.00%
\$170,001 and up	7	9.09%	100.00%	0.00%	98.32%	100.42%	0.00%
Median List/Sell Ratio:	97.99%			90.76%	98.08%	100.00%	0.00%
Total Closed Units:	77			10	58	9	
Total Closed Volume:	7,073,478			452.51K	5.27M	1.35M	0.00B



Monthly Inventory Analysis

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March 2015

Inventory as of Apr 02, 2015



Market Summary

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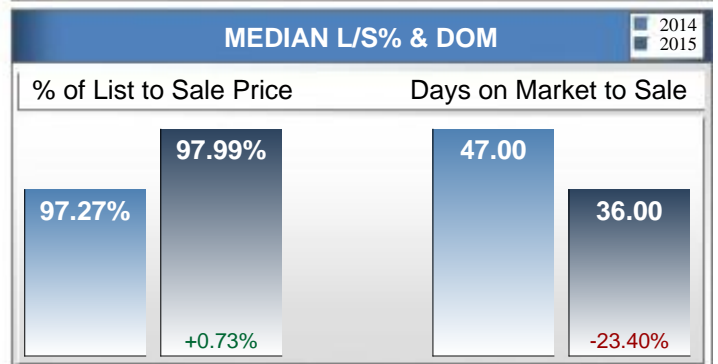
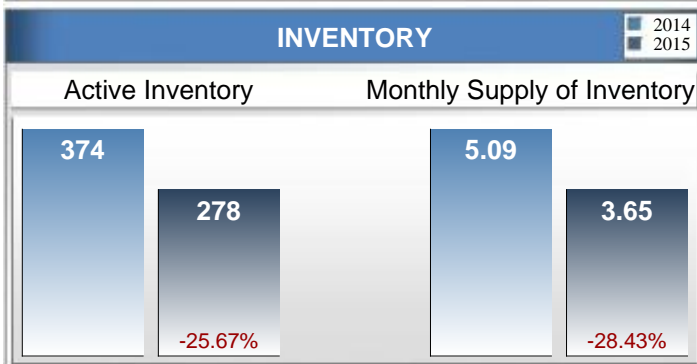
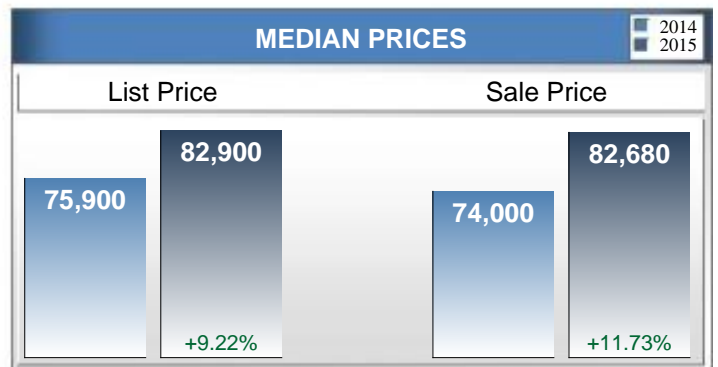
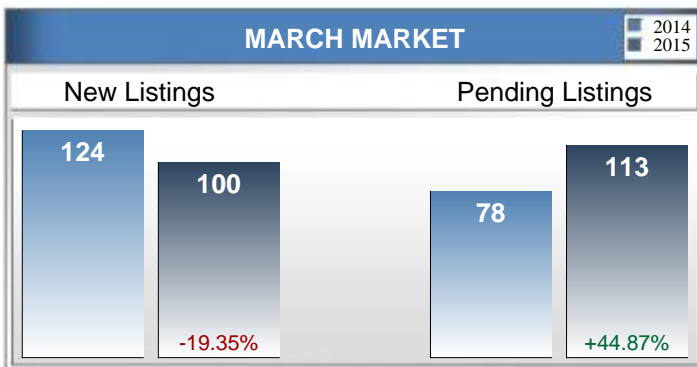
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Absorption: Last 12 months, an Average of 76 Sales/Month

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Pending Sales	78	113	44.87%	235	257	9.36%
New Listings	124	100	-19.35%	352	299	-15.06%
Median List Price	75,900	82,900	9.22%	74,900	87,900	17.36%
Median Sale Price	74,000	82,680	11.73%	74,000	83,000	12.16%
Median Percent of List Price to Selling Price	97.27%	97.99%	0.73%	97.71%	97.71%	-0.00%
Median Days on Market to Sale	47.00	36.00	-23.40%	51.00	42.00	-17.65%
Monthly Inventory	374	278	-25.67%	374	278	-25.67%
Months Supply of Inventory	5.09	3.65	-28.43%	5.09	3.65	-28.43%





March 2015

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



Closed Sales by Units

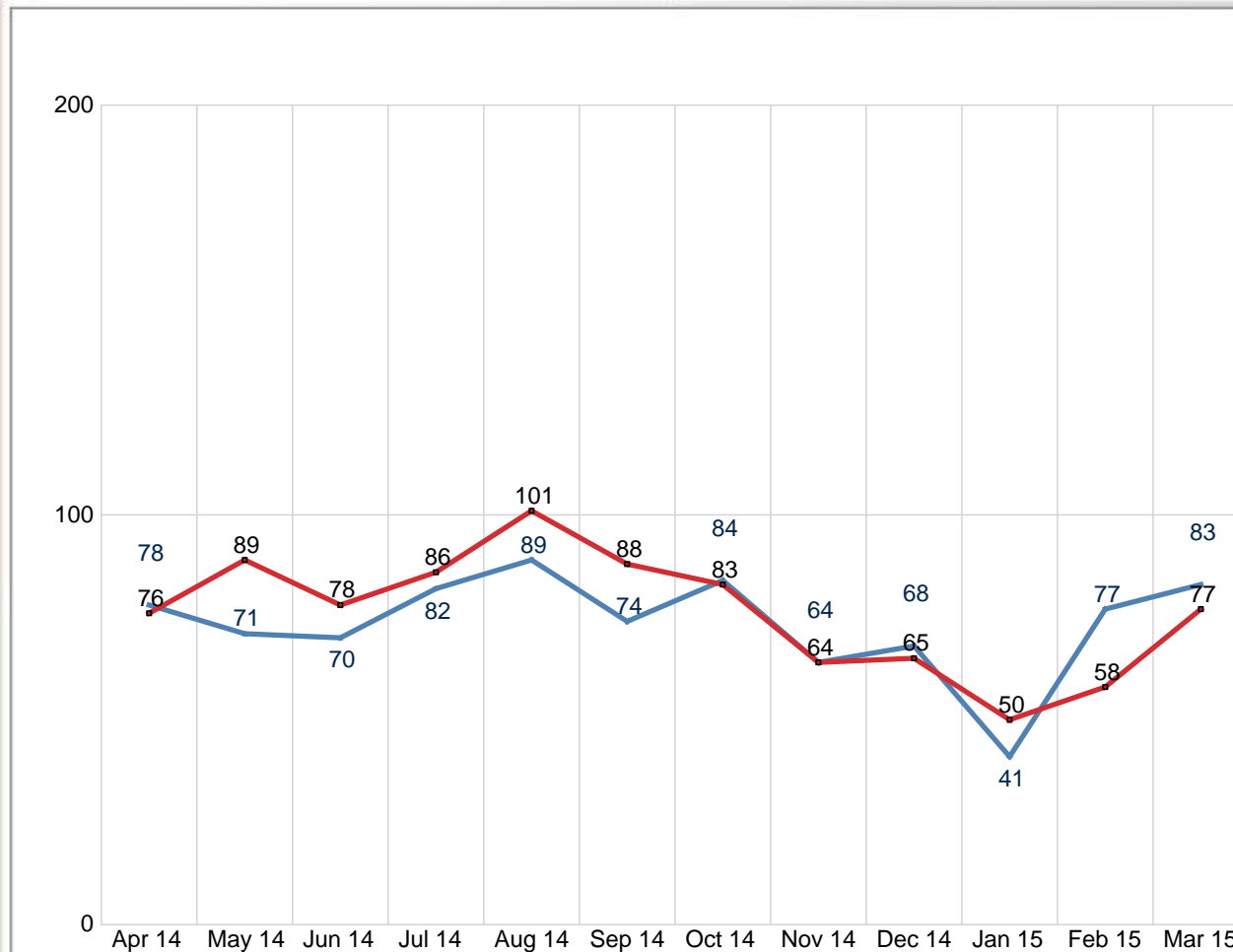
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Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

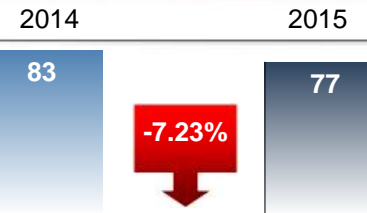
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■ April 2014 - March 2015 (Current Year with Values)
 ■ April 2013 - March 2014 (Previous Year)

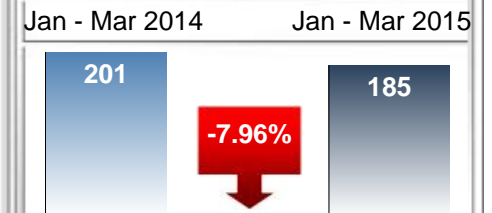


Comparative Analysis

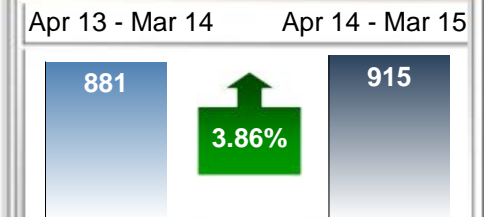
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2015

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



Closed Sales by Volume

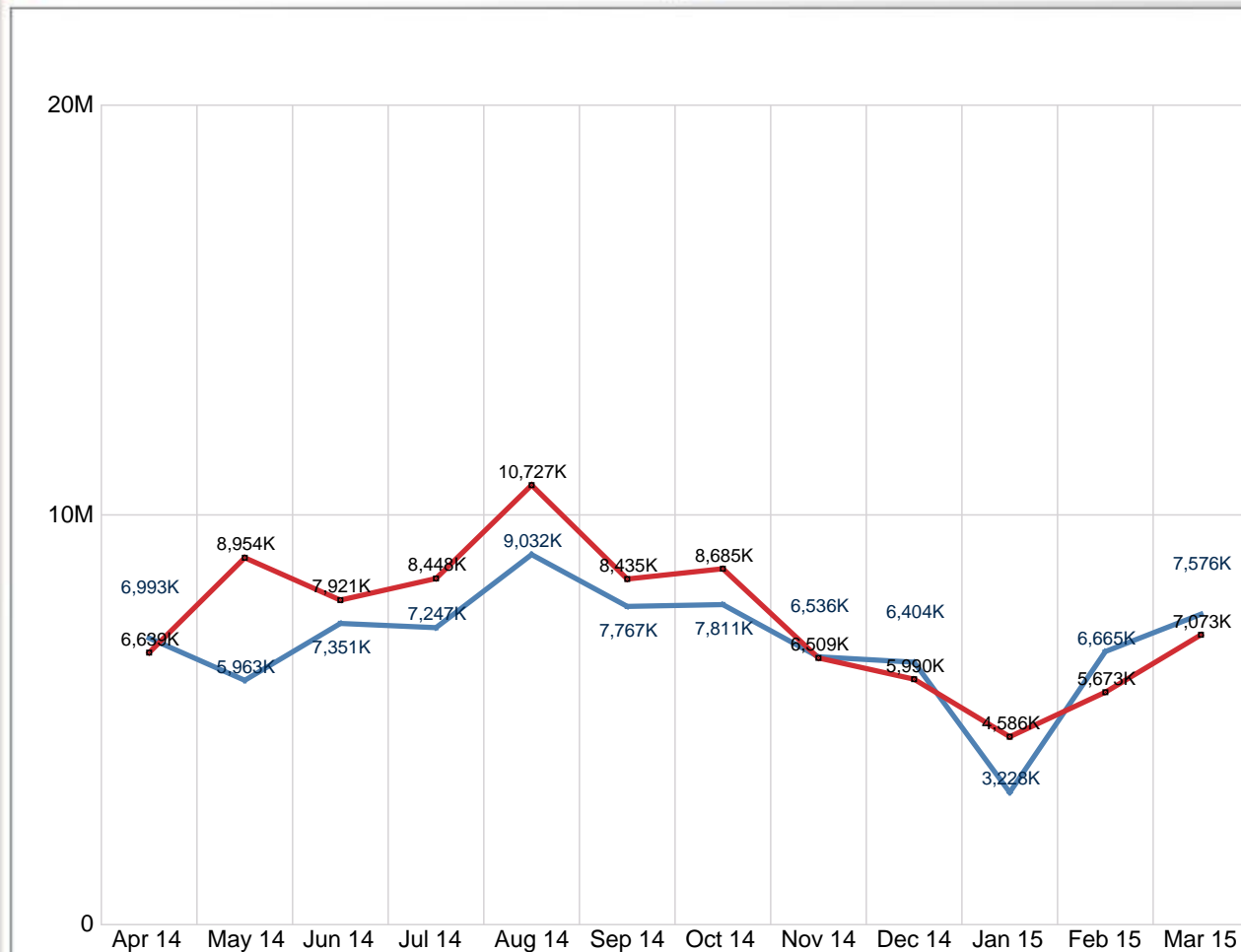
Report Produced on: Apr 03, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

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



Comparative Analysis

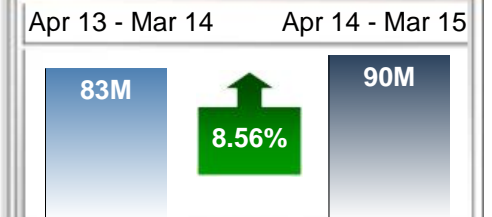
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 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®

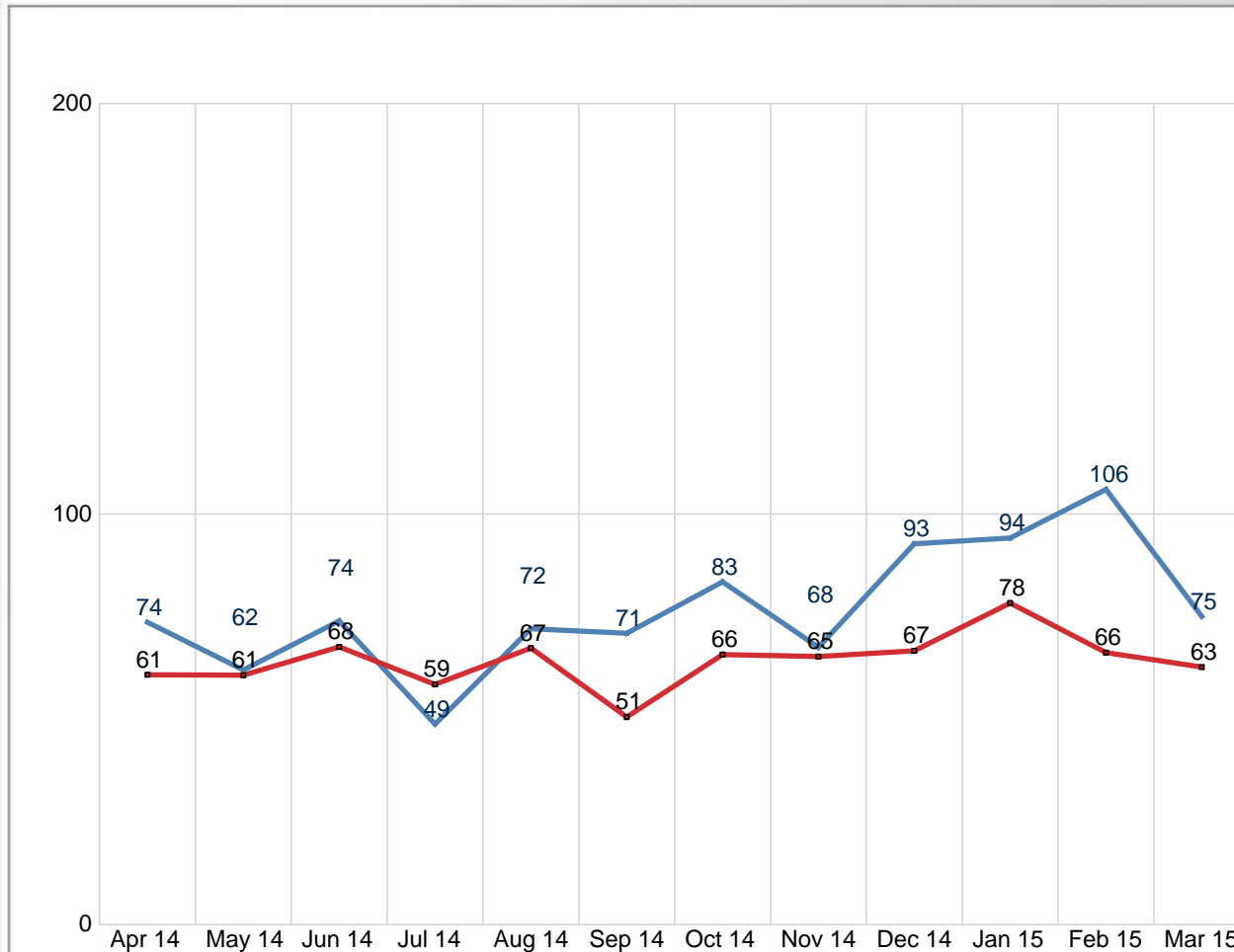
Report Produced on: Apr 03, 2015

Market Trends

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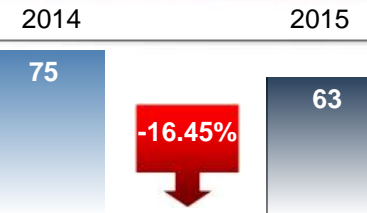
■ April 2014 - March 2015 (Current Year with Values)

■ April 2013 - March 2014 (Previous Year)

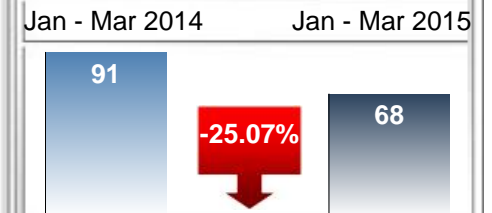


Comparative Analysis

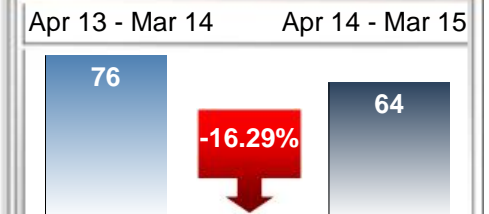
MARCH



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





March 2015

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



Closed Sales by Average Asked per Sold Ratio

Report Produced on: Apr 03, 2015

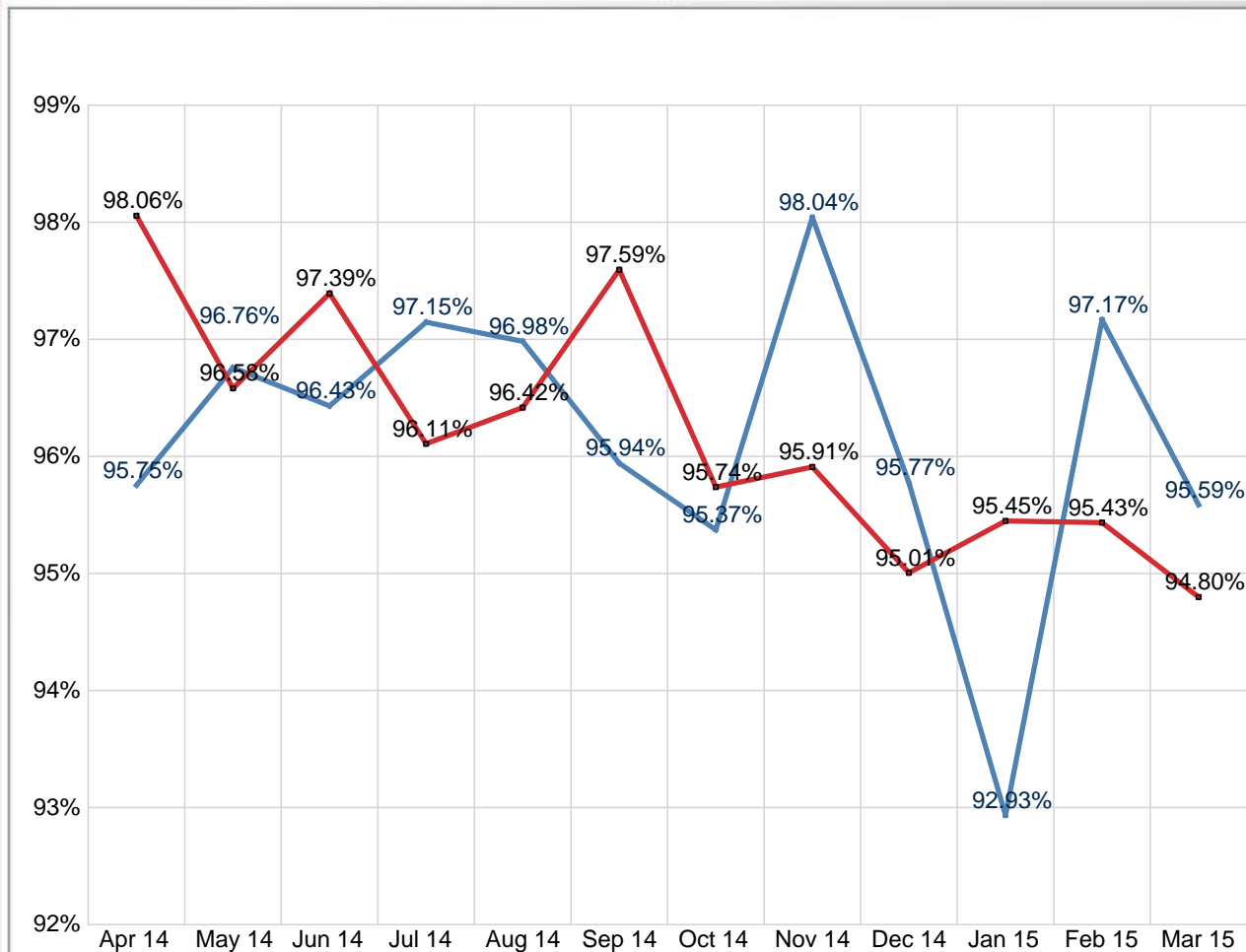
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

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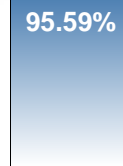
■ April 2013 - March 2014 (Previous Year)



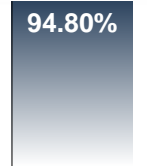
Comparative Analysis

MARCH

2014

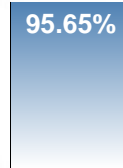


2015

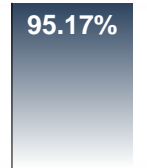


YEAR TO DATE (YTD)

Jan - Mar 2014

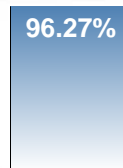


Jan - Mar 2015

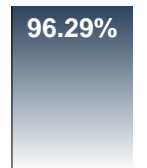


12 MONTH COMPARATIVE

Apr 13 - Mar 14



Apr 14 - Mar 15





March 2015

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



Closed Sales by Average Sold Price

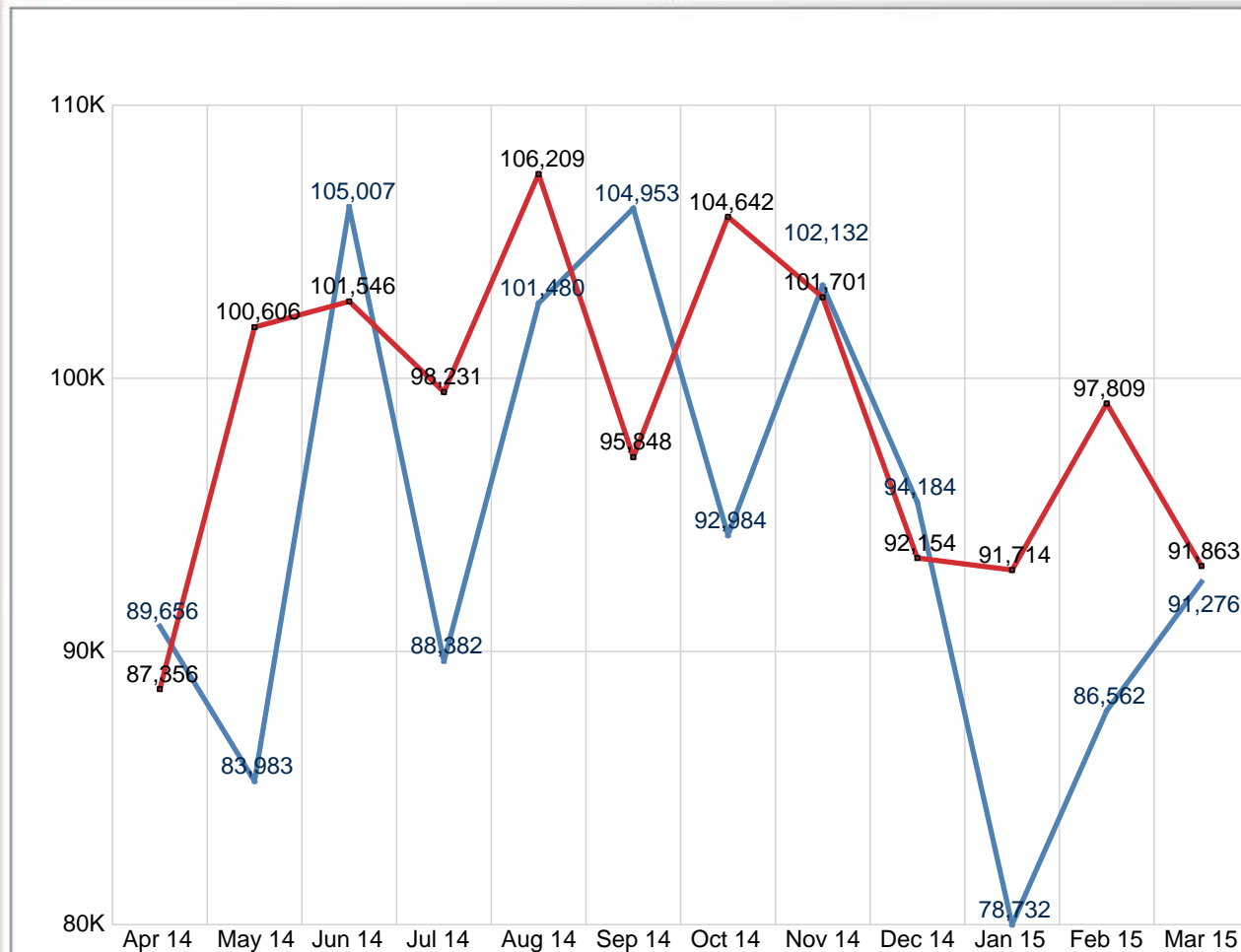
Report Produced on: Apr 03, 2015

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Market Trends

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Comparative Analysis

MARCH

2014	2015
91,276	91,863
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 0.64%	

YEAR TO DATE (YTD)

Jan - Mar 2014	Jan - Mar 2015
86,911	93,687
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 7.80%	

12 MONTH COMPARATIVE

Apr 13 - Mar 14	Apr 14 - Mar 15
93,726	97,967
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 4.52%	