



March 2017

Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residential Property Type

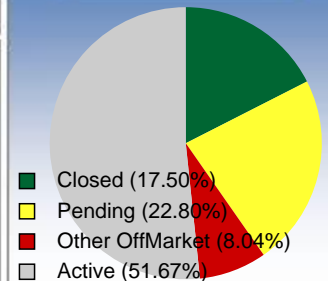


Absorption: Last 12 months, an Average of **286** Sales/Month

Active Inventory as of March 31, 2017 = **868**

	MARCH		
	2016	2017	+/- %
Closed Listings	320	294	-8.13%
Pending Listings	374	383	2.41%
New Listings	457	441	-3.50%
Median List Price	134,900	140,000	3.78%
Median Sale Price	132,700	139,900	5.43%
Median Percent of List Price to Selling Price	99.66%	99.48%	-0.18%
Median Days on Market to Sale	28.00	35.50	26.79%
End of Month Inventory	1,017	868	-14.65%
Months Supply of Inventory	3.51	3.03	-13.48%

Market Activity



Report Produced on: Apr 11, 2017

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 2017 decreased **14.65%** to 868 existing homes available for sale. Over the last 12 months this area has had an average of 286 closed sales per month. This represents an unsold inventory index of **3.03** MSI for this period.

Median Sale Price 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 **5.43%** in March 2017 to \$139,900 versus the previous year at \$132,700.

Median Days on Market Lengthens

The median number of **35.50** days that homes spent on the market before selling increased by 7.50 days or **26.79%** in March 2017 compared to last year's same month at **28.00** DOM.

Sales Success for March 2017 is Positive

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

There were 441 New Listings in March 2017, down **3.50%** from last year at 457. Furthermore, there were 294 Closed Listings this month versus last year at 320, a **-8.13%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from previous year's, March 2016, at **70.0%**, a **4.79%** 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: 405-841-5353
Email: statistics@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2017

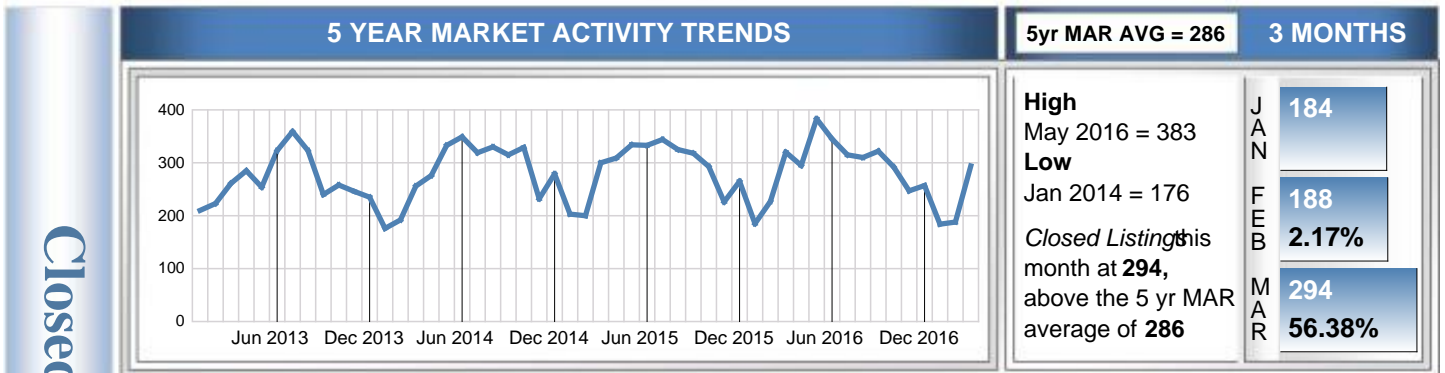
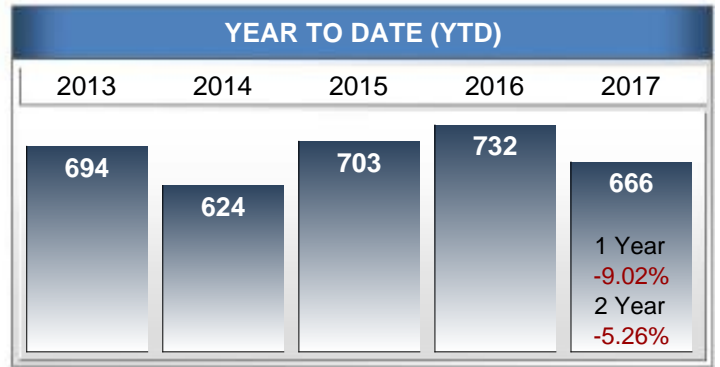
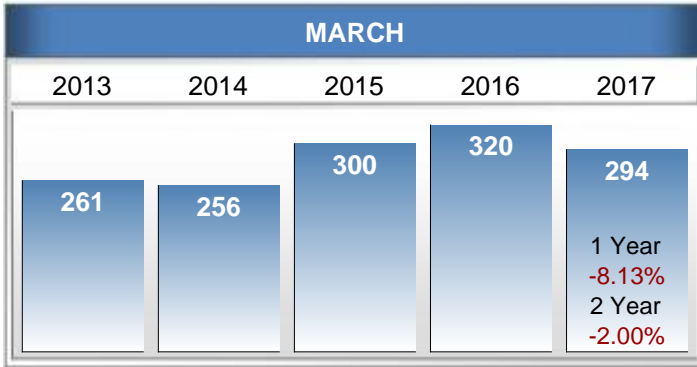
Closed Sales as of Apr 10, 2017



Closed Listings

Report Produced on: Apr 11, 2017

Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Reside



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+
\$60,000 and less	28	9.52%	22.5	9	14	5	0
\$60,001 - \$80,000	31	10.54%	15.0	6	23	2	0
\$80,001 - \$110,000	43	14.63%	22.0	5	36	1	1
\$110,001 - \$160,000	80	27.21%	36.5	1	68	11	0
\$160,001 - \$190,000	42	14.29%	22.0	1	26	15	0
\$190,001 - \$280,000	40	13.61%	46.0	1	24	14	1
\$280,001 and up	30	10.20%	87.5	0	11	18	1
Total Closed Units: 294				23	202	66	3
Total Closed Volume: 47,035,570				1.74M	29.06M	15.54M	688.34K
Median Closed Price: \$139,900				\$67,500	\$131,675	\$185,620	\$264,500



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2017

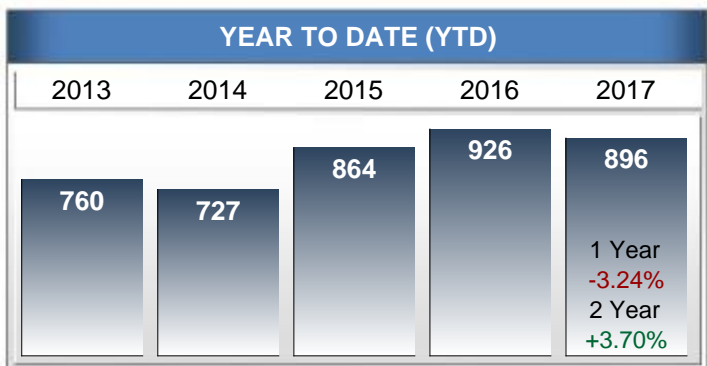
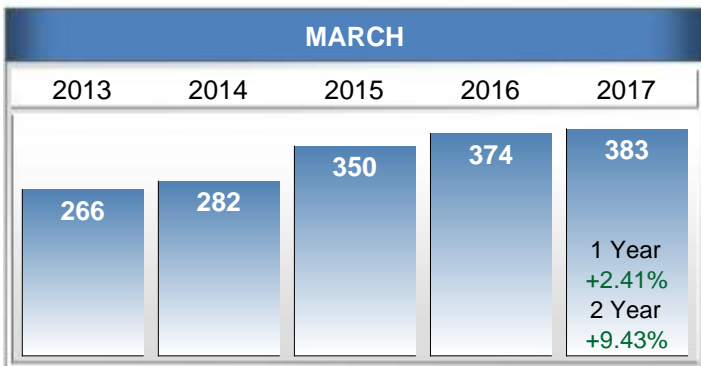
Pending Listings as of Apr 10, 2017



Pending Listings

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Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residence



Pending Listings
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5yr MAR AVG = 331 **3 MONTHS**

High
Mar 2017 = 383

Low
Dec 2016 = 182

Pending Listing this month at **383**, above the 5 yr MAR average of **331**

JAN	241
FEB	272
MAR	383
12.86%	
40.81%	

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$60,000 and less	34	8.88%	25.0	8	25	1	0
\$60,001 - \$80,000	41	10.70%	21.0	10	31	0	0
\$80,001 - \$110,000	52	13.58%	40.5	4	44	4	0
\$110,001 - \$150,000	102	26.63%	21.0	4	85	12	1
\$150,001 - \$190,000	64	16.71%	21.5	1	50	13	0
\$190,001 - \$260,000	49	12.79%	45.0	0	25	24	0
\$260,001 and up	41	10.70%	51.0	2	15	22	2
Total Pending Units:	383		28.0	29	275	76	3
Total Pending Volume:	59,787,943			2.70M	37.87M	18.26M	954.90K
Median Listing Price:	\$135,000			\$73,000	\$129,900	\$212,450	\$380,000



Monthly Inventory Analysis

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March 2017

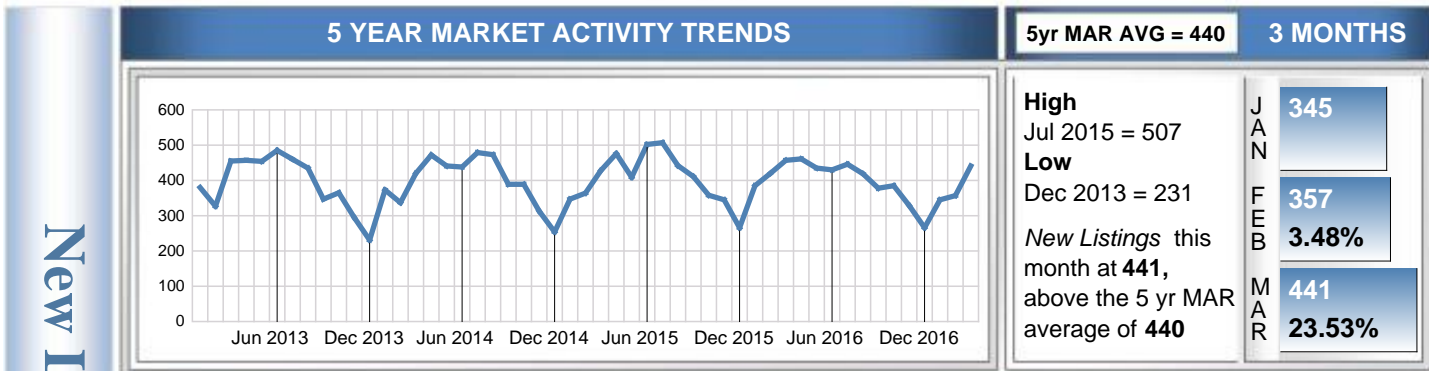
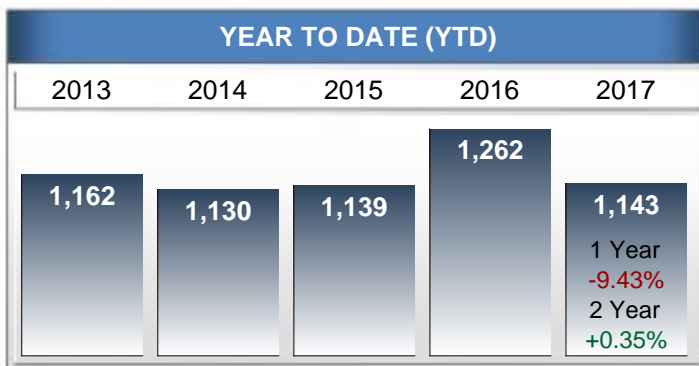
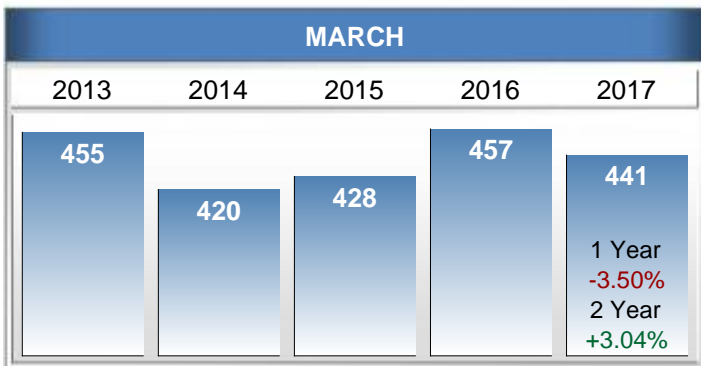
New Listings as of Apr 10, 2017



New Listings

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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+
\$60,000 and less	43	9.75%	21	22	0	0
\$60,001 - \$90,000	52	11.79%	18	34	0	0
\$90,001 - \$120,000	64	14.51%	6	55	3	0
\$120,001 - \$160,000	104	23.58%	1	89	13	1
\$160,001 - \$210,000	79	17.91%	3	53	23	0
\$210,001 - \$290,000	50	11.34%	1	30	16	3
\$290,001 and up	49	11.11%	3	13	31	2
Total New Listed Units:	441		53	296	86	6
Total New Listed Volume:	74,709,039		5.07M	43.75M	24.17M	1.72M
Median New Listed Listing Price:	\$144,200		\$69,777	\$137,250	\$227,450	\$259,950



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2017

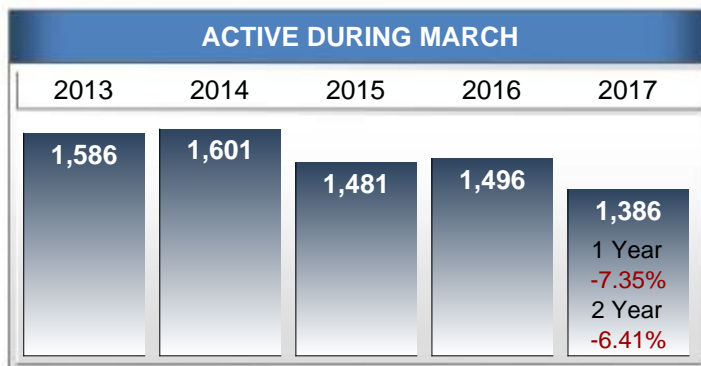
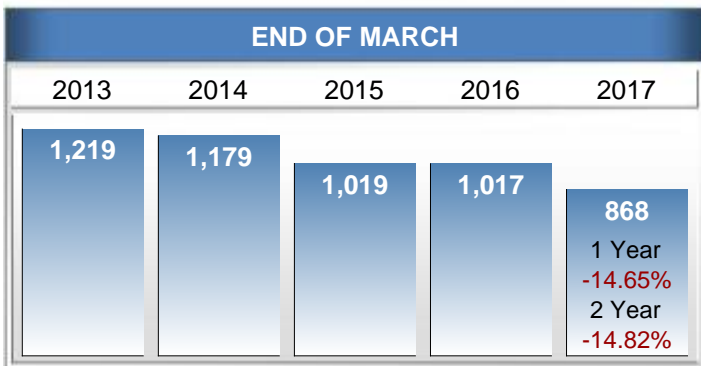
Active Inventory as of Apr 10, 2017



Active Inventory

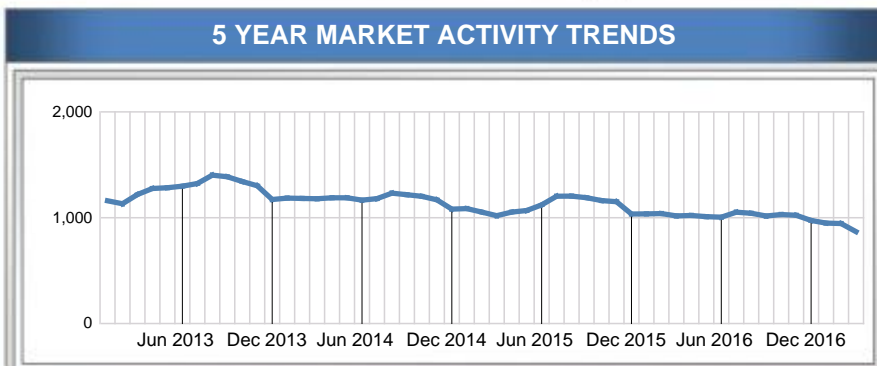
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Active Inventory

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5yr MAR AVG = 1,060 **3 MONTHS**

High
Aug 2013 = 1,402
Low
Mar 2017 = 868

Inventory this month at **868**, below the 5 yr MAR average of **1,060**

JAN	949
FEB	945
MAR	868

-0.42%
-8.15%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	45	5.18%	60.0	28	16	1	0		
\$50,001 - \$75,000	84	9.68%	47.0	25	52	7	0		
\$75,001 - \$125,000	181	20.85%	51.0	25	137	17	2		
\$125,001 - \$175,000	174	20.05%	43.5	6	137	29	2		
\$175,001 - \$250,000	161	18.55%	55.0	3	96	55	7		
\$250,001 - \$350,000	137	15.78%	64.0	3	73	55	6		
\$350,001 and up	86	9.91%	80.5	5	18	51	12		
Total Active Inventory by Units:				868	55.5	95	529	215	29
Total Active Inventory by Volume:				173,338,071		10.48M	89.02M	61.19M	12.64M
Median Active Inventory Listing Price:				\$160,000		\$69,777	\$149,900	\$249,900	\$289,000



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

March 2017

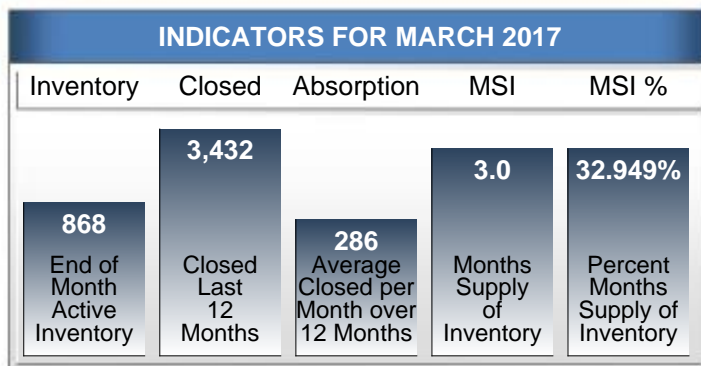
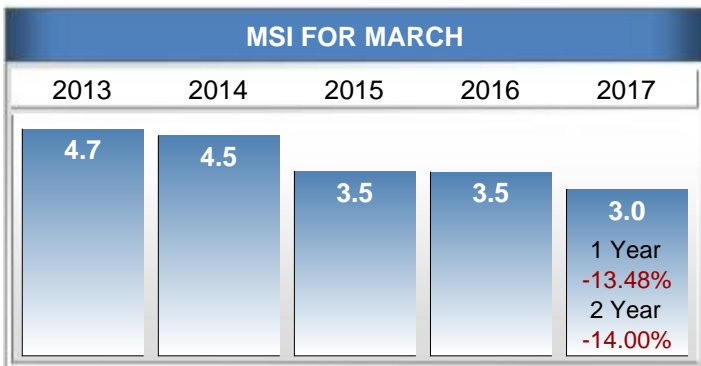
Active Inventory as of Apr 10, 2017



Months Supply of Inventory

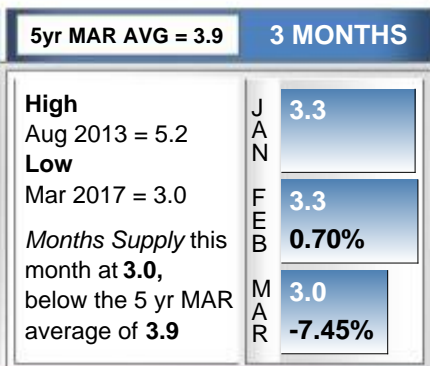
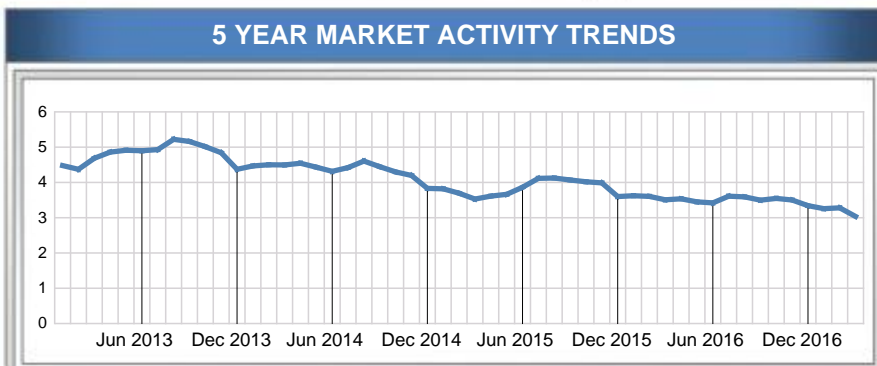
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Months Supply

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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	45	5.18%	2.1	4.5	1.2	0.6	0.0	
\$50,001 - \$75,000	84	9.68%	2.9	4.9	2.4	3.0	0.0	
\$75,001 - \$125,000	181	20.85%	2.4	4.8	2.2	2.5	3.0	
\$125,001 - \$175,000	174	20.05%	2.2	5.1	2.2	2.0	2.7	
\$175,001 - \$250,000	161	18.55%	3.3	7.2	3.1	3.2	12.0	
\$250,001 - \$350,000	137	15.78%	5.9	18.0	8.0	4.3	5.1	
\$350,001 and up	86	9.91%	10.2	0.0	7.4	9.9	14.4	
MSI:			3.0	5.2	2.6	3.5	6.3	
Total Active Inventory:			868	95	529	215	29	



Monthly Inventory Analysis

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March 2017

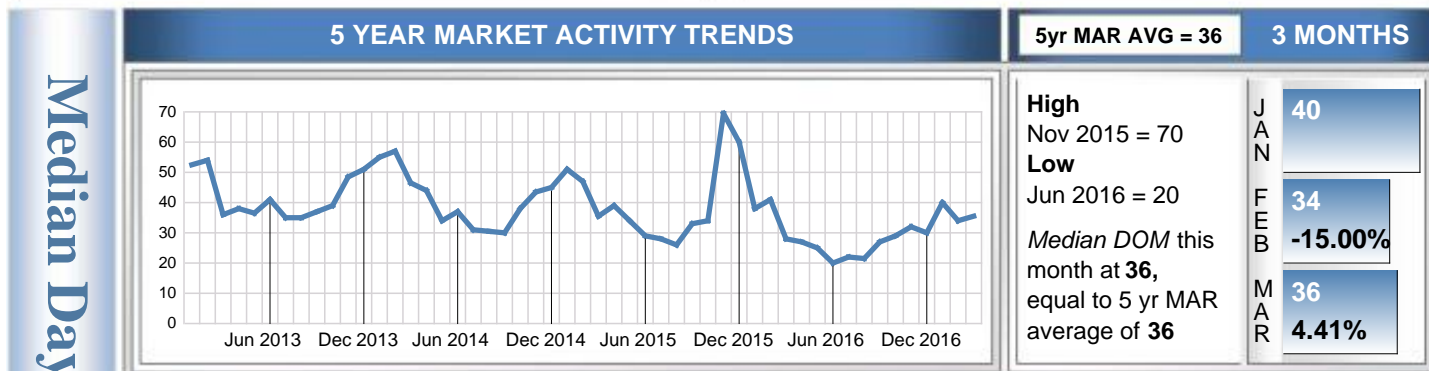
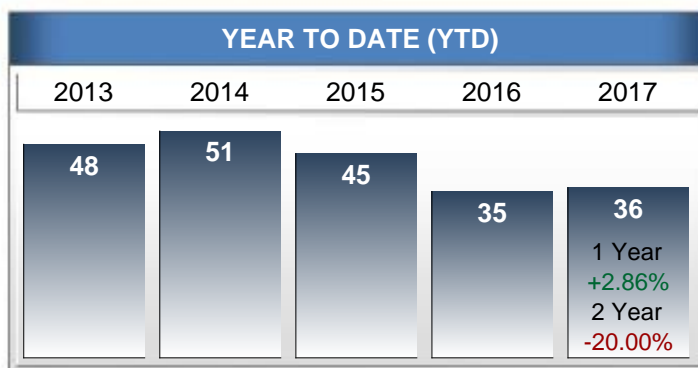
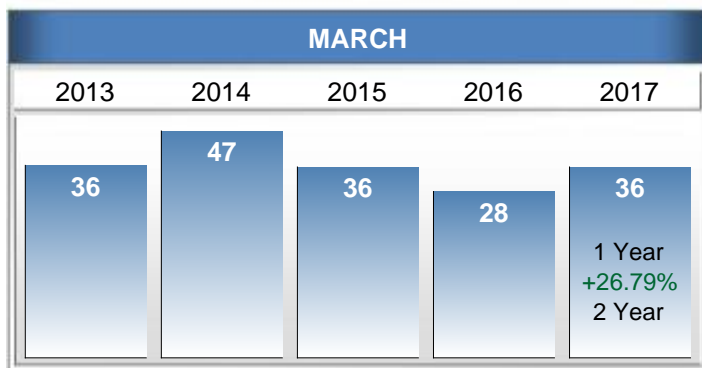
Closed Sales as of Apr 10, 2017



Median Days on Market to Sale

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Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Reside



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+
\$60,000 and less	28	9.52%	22.5	25.0	20.0	42.0	0.0
\$60,001 - \$80,000	31	10.54%	15.0	15.0	41.0	30.5	0.0
\$80,001 - \$110,000	43	14.63%	22.0	9.0	32.5	9.0	102.0
\$110,001 - \$160,000	80	27.21%	36.5	9.0	39.5	16.0	0.0
\$160,001 - \$190,000	42	14.29%	22.0	13.0	36.5	12.0	0.0
\$190,001 - \$280,000	40	13.61%	46.0	47.0	39.5	46.5	120.0
\$280,001 and up	30	10.20%	87.5	0.0	90.0	102.5	1.0
Median Closed DOM:	35.5			14.0	39.0	40.0	102.0
Total Closed Units:	294			23	202	66	3
Total Closed Volume:	47,035,570			1.74M	29.06M	15.54M	688.34K



Monthly Inventory Analysis

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March 2017

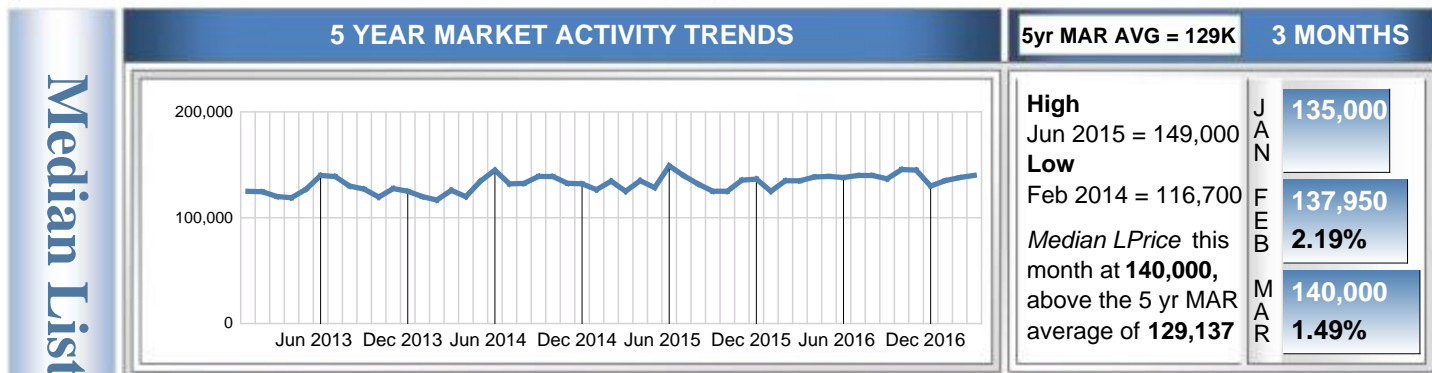
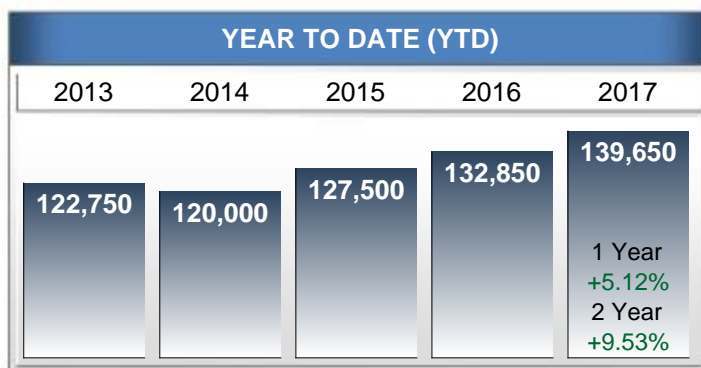
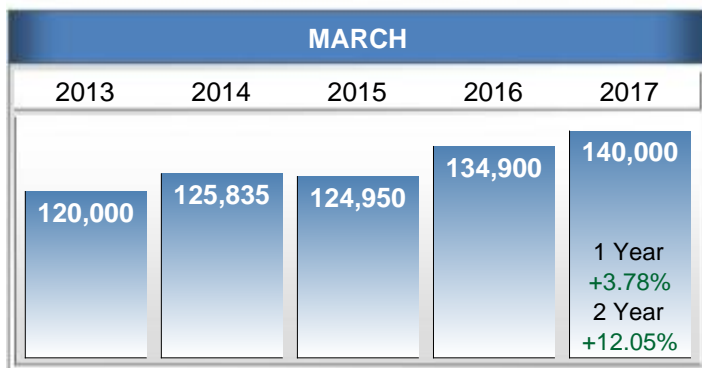
Closed Sales as of Apr 10, 2017



Median List Price at Closing

Report Produced on: Apr 11, 2017

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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+
\$60,000 and less	28		9.52%	49,950	45,000	50,000	47,475	0
\$60,001 - \$80,000	29		9.86%	70,000	70,000	74,900	64,500	0
\$80,001 - \$110,000	41		13.95%	94,500	89,900	94,500	0	99,900
\$110,001 - \$160,000	85		28.91%	139,500	159,900	138,750	137,450	0
\$160,001 - \$190,000	40		13.61%	174,950	170,000	172,495	179,900	0
\$190,001 - \$280,000	39		13.27%	232,900	235,000	231,445	229,900	264,500
\$280,001 and up	32		10.88%	329,450	0	369,950	329,000	320,839
Median List Price:		\$140,000			\$70,000	\$134,400	\$187,570	\$264,500
Total Closed Units:		294			23	202	66	3
Total List Volume:		48,004,444			1.83M	29.56M	15.93M	685.24K



Monthly Inventory Analysis

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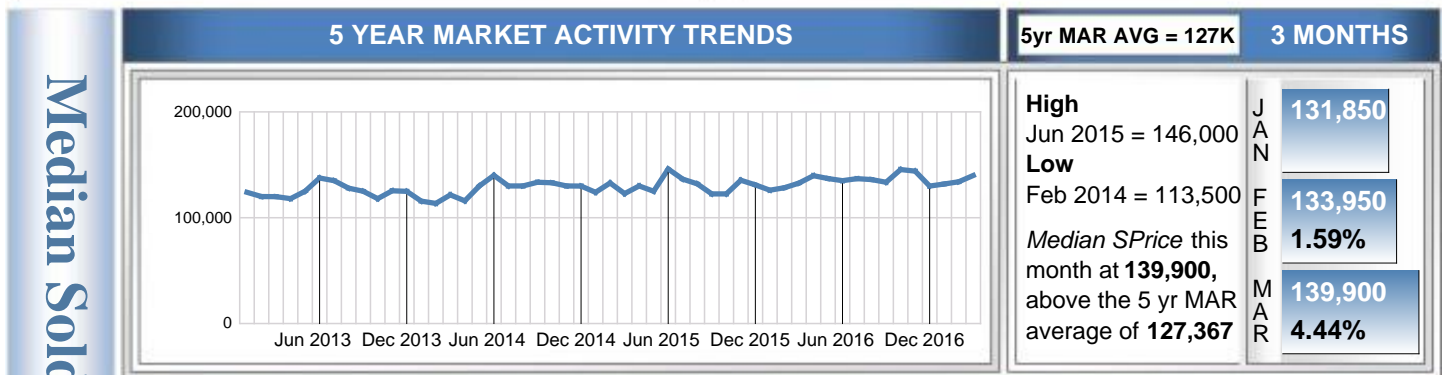
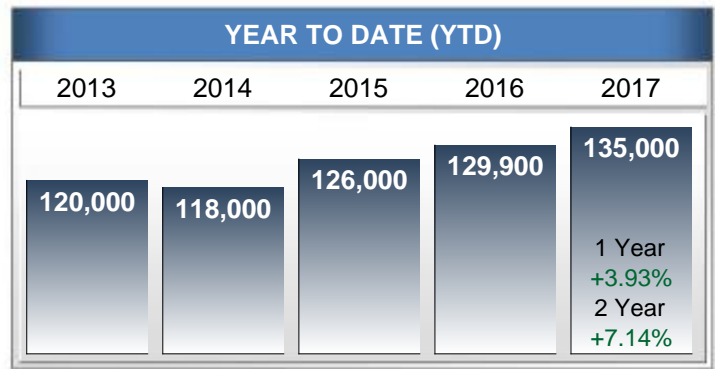
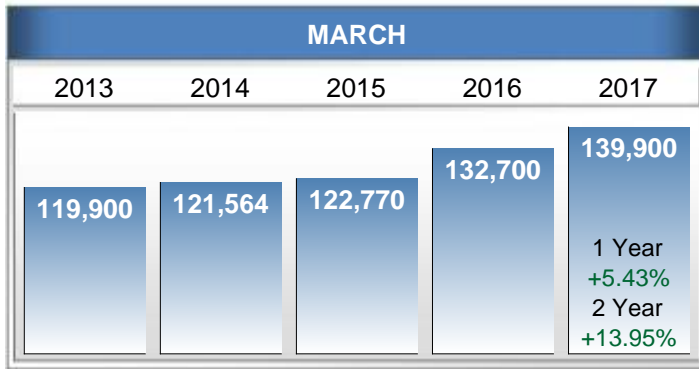
Closed Sales as of Apr 10, 2017



Median Sold Price at Closing

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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+
\$60,000 and less	28		9.52%	45,500	34,177	46,000	50,000	0
\$60,001 - \$80,000	31		10.54%	70,000	67,500	71,000	64,000	0
\$80,001 - \$110,000	43		14.63%	94,500	89,900	94,750	103,500	103,000
\$110,001 - \$160,000	80		27.21%	138,000	150,000	137,250	139,900	0
\$160,001 - \$190,000	42		14.29%	173,750	164,000	171,457	179,000	0
\$190,001 - \$280,000	40		13.61%	230,950	227,000	230,950	229,000	264,500
\$280,001 and up	30		10.20%	324,920	0	377,000	319,500	320,839
Median Closed Price:	\$139,900				\$67,500	\$131,675	\$185,620	\$264,500
Total Closed Units:	294				23	202	66	3
Total Closed Volume:	47,035,570				1.74M	29.06M	15.54M	688.34K



Monthly Inventory Analysis

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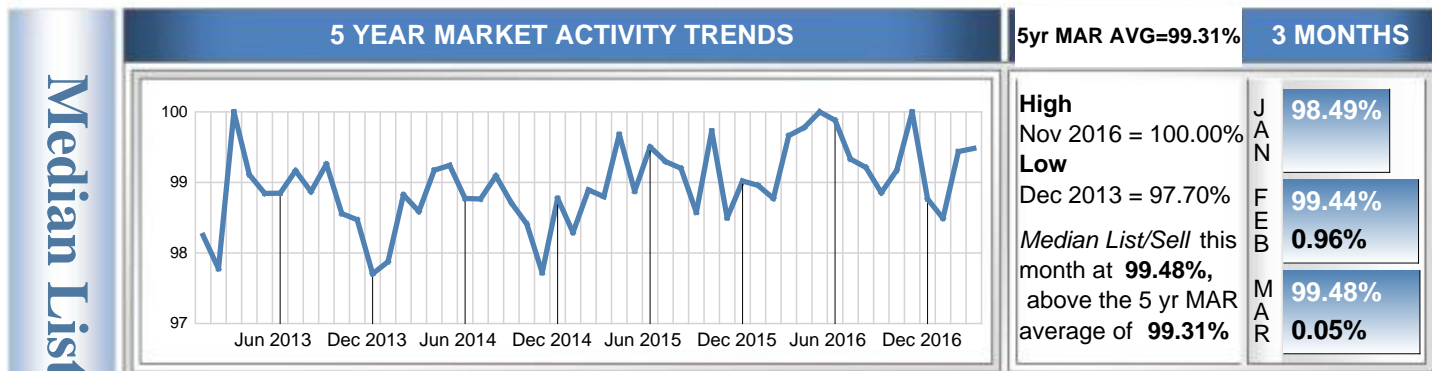
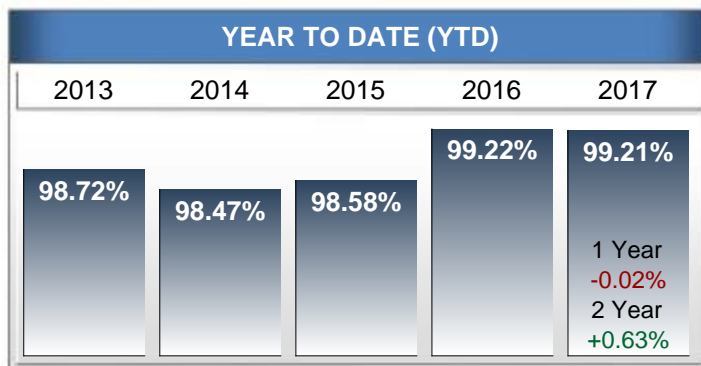
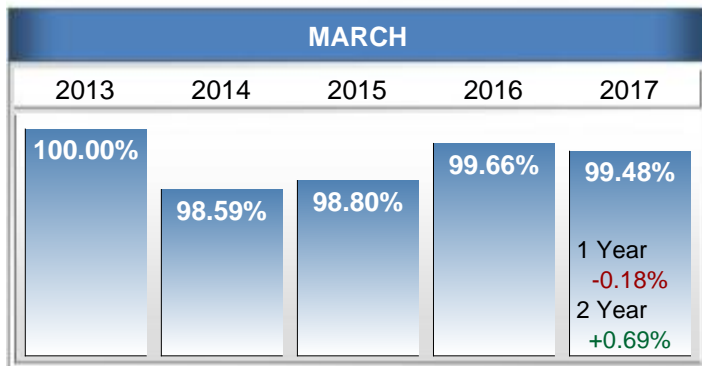
Closed Sales as of Apr 10, 2017



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+
\$60,000 and less	28	9.52%	95.13%	91.92%	99.68%	95.54%	0.00%
\$60,001 - \$80,000	31	10.54%	98.09%	97.26%	99.88%	92.76%	0.00%
\$80,001 - \$110,000	43	14.63%	98.89%	100.00%	98.46%	90.00%	103.10%
\$110,001 - \$160,000	80	27.21%	100.00%	93.81%	99.80%	100.00%	0.00%
\$160,001 - \$190,000	42	14.29%	99.75%	96.47%	99.46%	100.00%	0.00%
\$190,001 - \$280,000	40	13.61%	99.14%	96.60%	98.99%	99.60%	100.00%
\$280,001 and up	30	10.20%	99.21%	0.00%	97.52%	99.37%	100.00%
Median List/Sell Ratio:	99.48%			96.43%	99.40%	100.00%	100.00%
Total Closed Units:	294			23	202	66	3
Total Closed Volume:	47,035,570			1.74M	29.06M	15.54M	688.34K



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March 2017

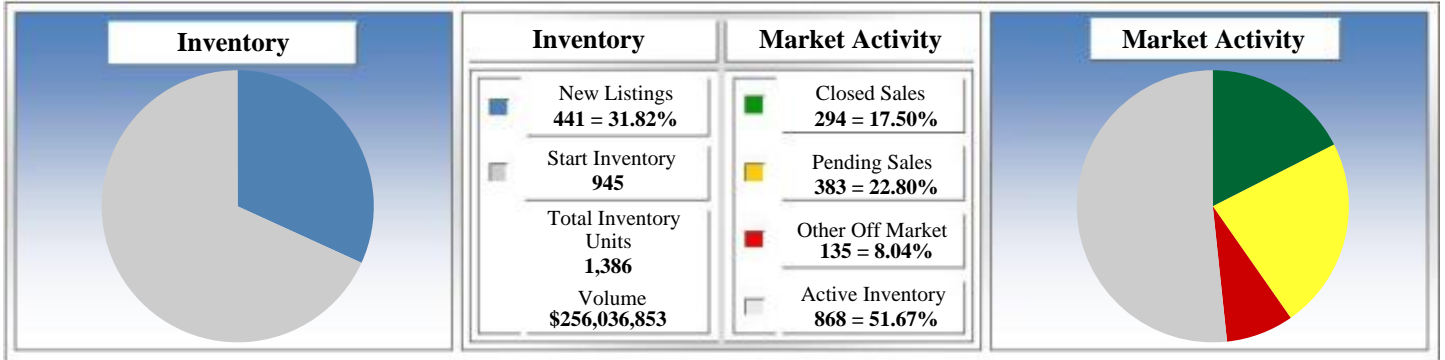
Inventory as of Apr 10, 2017



Market Summary

Report Produced on: Apr 11, 2017

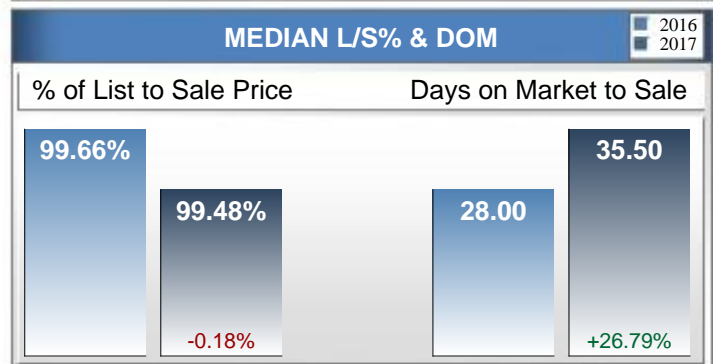
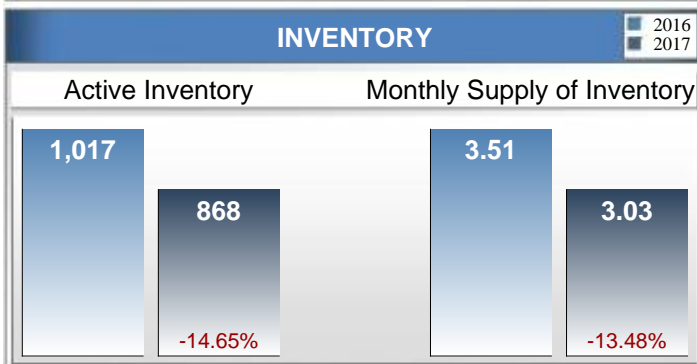
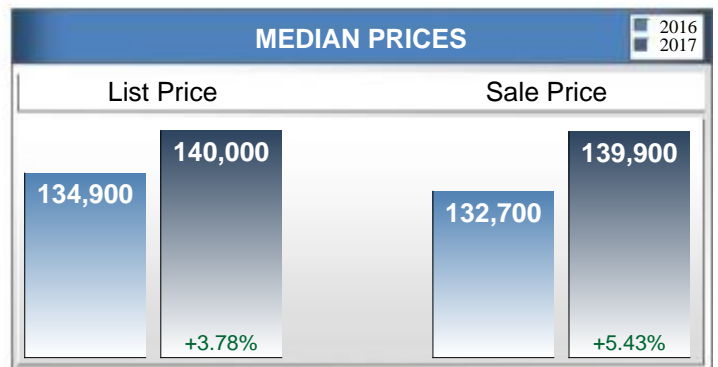
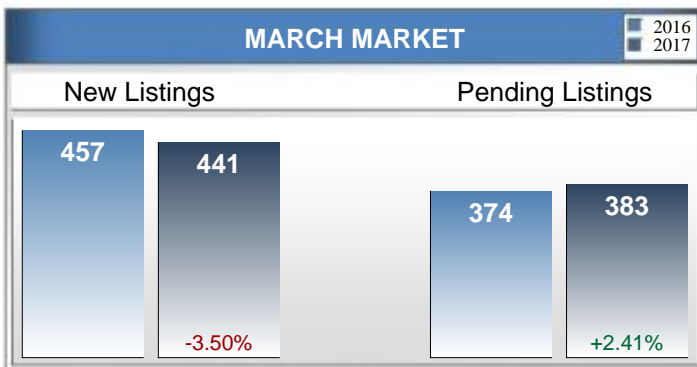
Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residence



Absorption: Last 12 months, an Average of 286 Sales/Month

Active Inventory as of March 31, 2017 = 868

	MARCH			Year To Date		
	2016	2017	+/-%	2016	2017	+/-%
Closed Sales	320	294	-8.13%	732	666	-9.02%
Pending Sales	374	383	2.41%	926	896	-3.24%
New Listings	457	441	-3.50%	1,262	1,143	-9.43%
Median List Price	134,900	140,000	3.78%	132,850	139,650	5.12%
Median Sale Price	132,700	139,900	5.43%	129,900	135,000	3.93%
Median Percent of List Price to Selling Price	99.66%	99.48%	-0.18%	99.22%	99.21%	-0.02%
Median Days on Market to Sale	28.00	35.50	26.79%	35.00	36.00	2.86%
Monthly Inventory	1,017	868	-14.65%	1,017	868	-14.65%
Months Supply of Inventory	3.51	3.03	-13.48%	3.51	3.03	-13.48%





March 2017

Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residential Property Type



Closed Sales by Units

Report Produced on: Apr 11, 2017

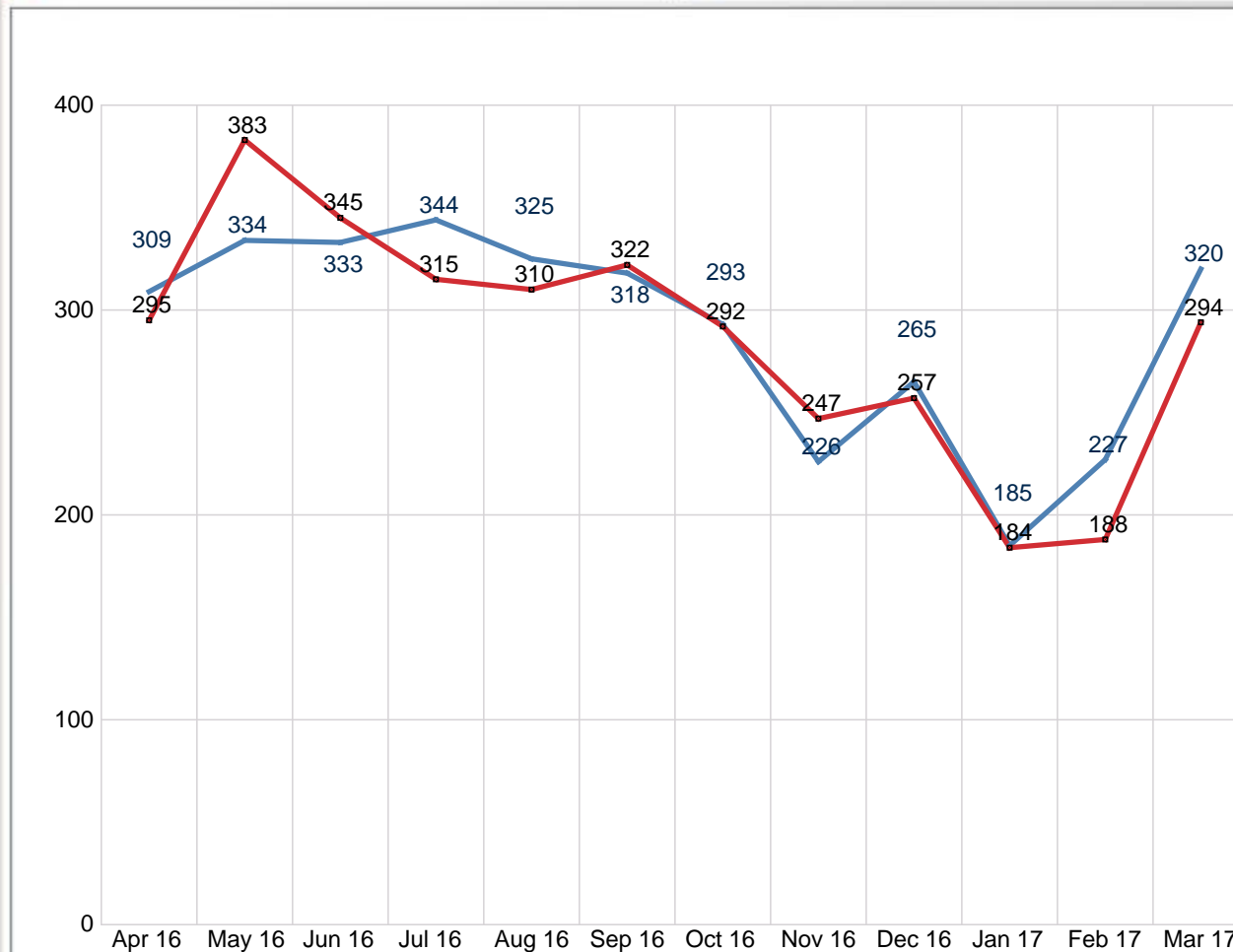
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ April 2016 - March 2017 (Current Year with Values)

■ April 2015 - March 2016 (Previous Year)



Comparative Analysis

MARCH

2016	2017
320	294
-8.13%	

YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
732	666
-9.02%	

12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
3,479	3,432
-1.35%	



March 2017

Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residential Property Type



Closed Sales by Volume

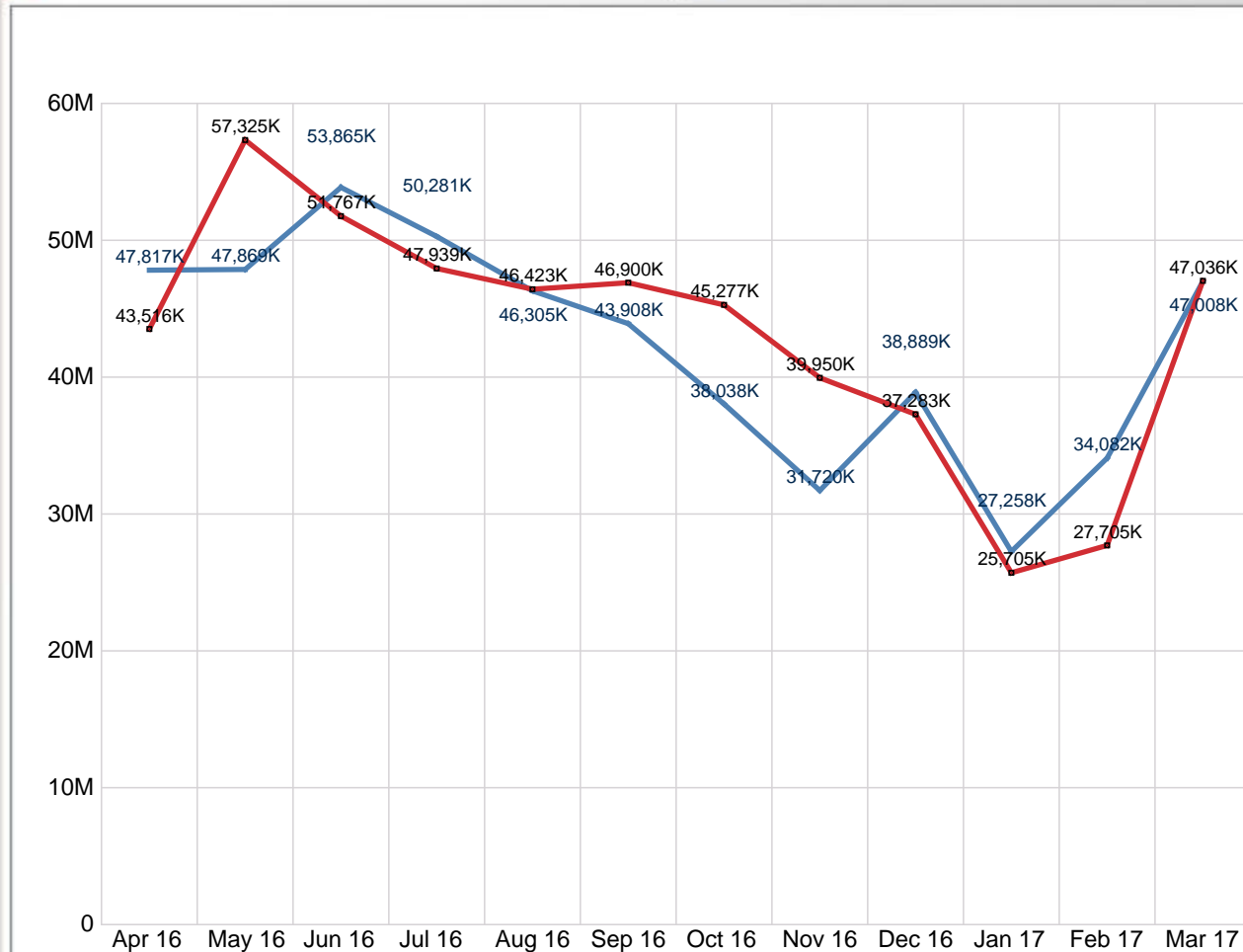
Report Produced on: Apr 11, 2017

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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 ■ April 2015 - March 2016 (Previous Year)



Comparative Analysis

MARCH

2016	2017
47M	47M
<div style="color: green; font-size: 2em;">↑</div> 0.06%	

YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
108M	100M
<div style="color: red; font-size: 2em;">↓</div> -7.29%	

12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
507M	517M
<div style="color: green; font-size: 2em;">↑</div> 1.93%	



March 2017

Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residential Property Type



Closed Sales by Average Days on Market

Report Produced on: Apr 11, 2017

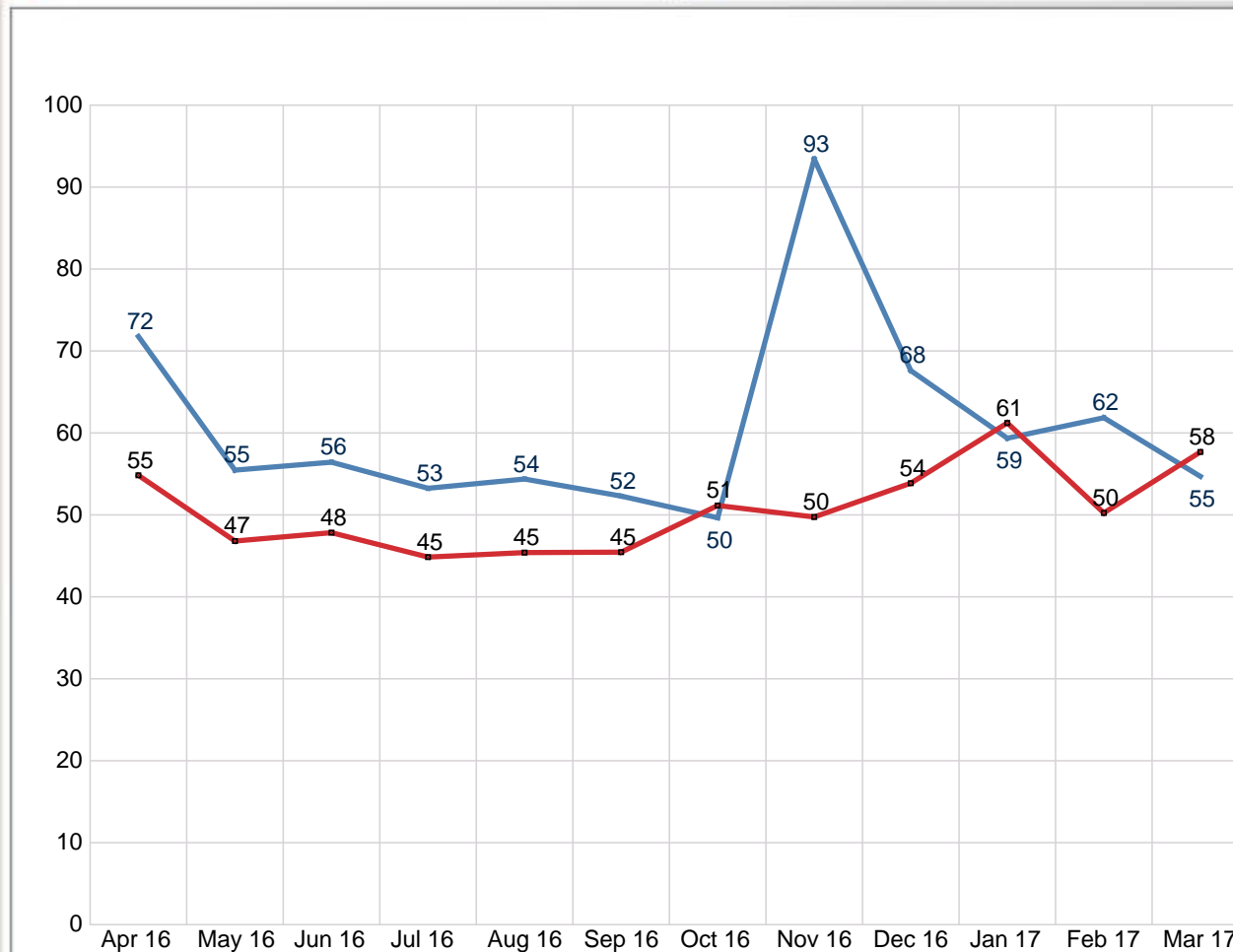
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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■ April 2015 - March 2016 (Previous Year)



Comparative Analysis

MARCH

2016	2017
55	58
↑ 5.45%	

YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
58	57
↓ -2.65%	

12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
60	50
↓ -16.18%	



March 2017

Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residential Property Type



Closed Sales by Average Asked per Sold Ratio

Report Produced on: Apr 11, 2017

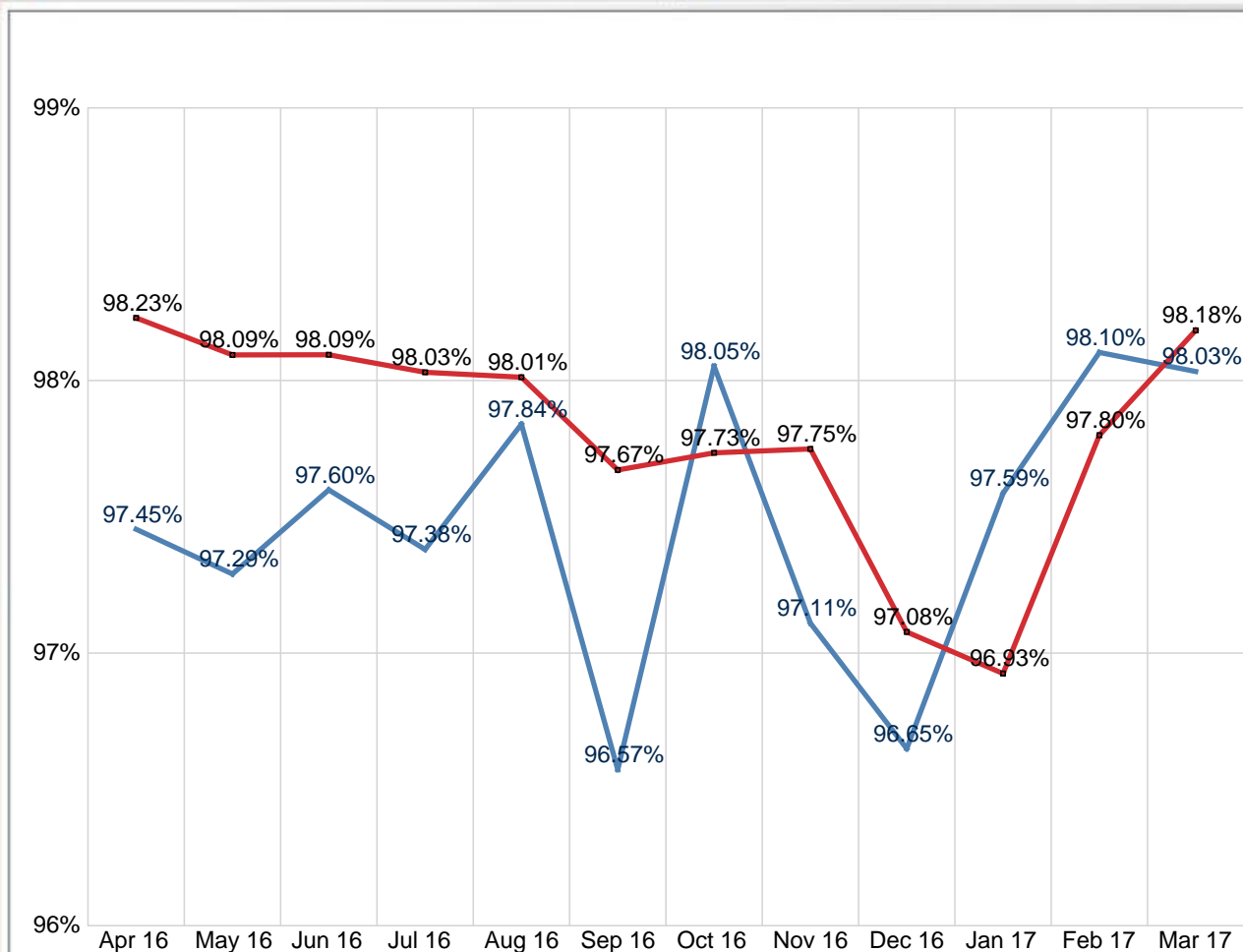
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ April 2016 - March 2017 (Current Year with Values)

■ April 2015 - March 2016 (Previous Year)



Comparative Analysis

MARCH

2016	2017
98.03%	98.18%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 0.15%</div>	

YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
97.94%	97.73%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">↓ -0.22%</div>	

12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
97.47%	97.85%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 0.39%</div>	



March 2017

Area Delimited by Zipcodes 73020, 73045, 73049, 73084, 73110, 73115, 73121, 73130, 73135, 73150, 73160, 73165, 74851, 74857 - Residential Property Type



Closed Sales by Average Sold Price

Report Produced on: Apr 11, 2017

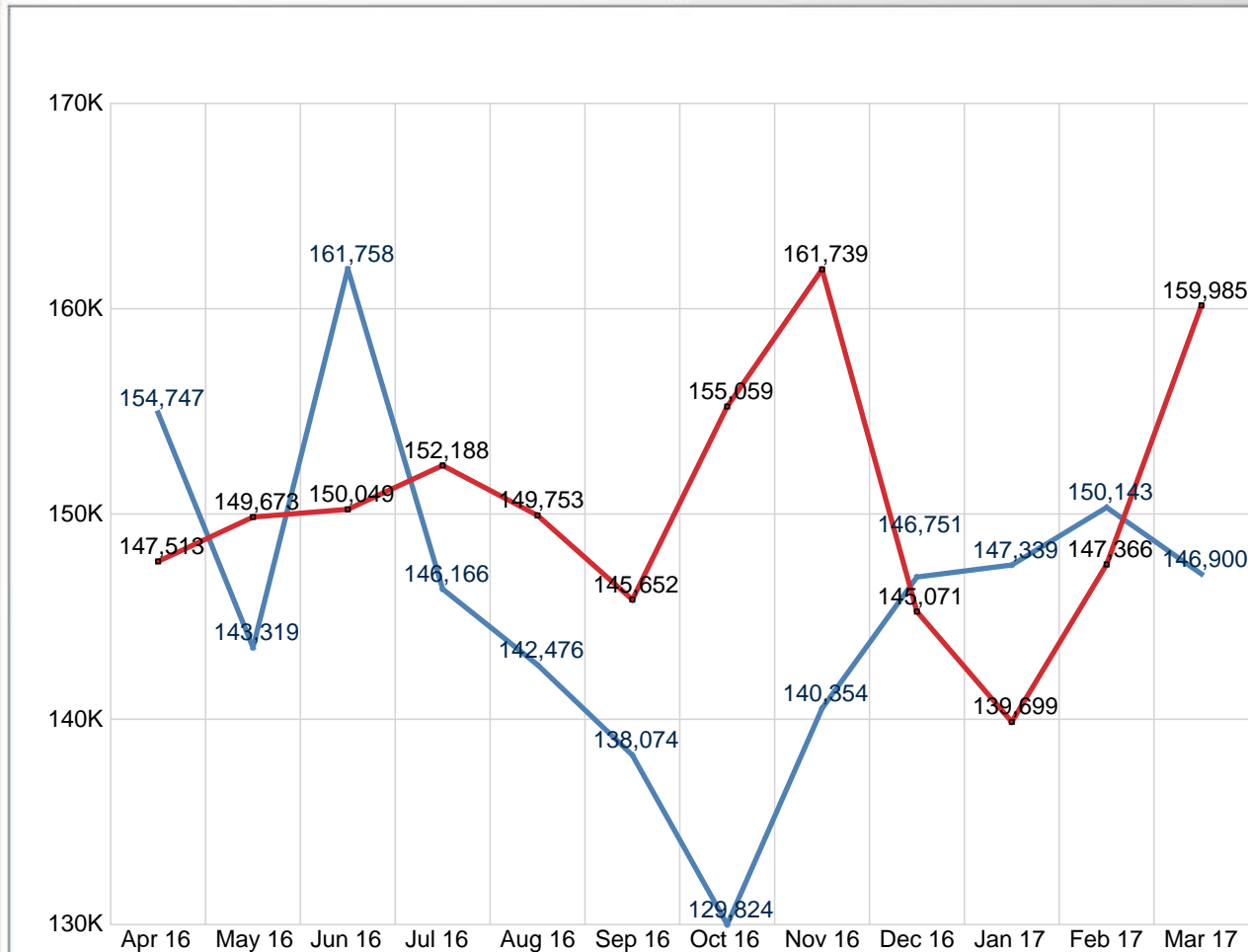
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

Ready to Buy or Sell Real Estate?
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■ April 2016 - March 2017 (Current Year with Values)

■ April 2015 - March 2016 (Previous Year)



Comparative Analysis

MARCH

2016	2017
146,900	159,985
↑ 8.91%	

YEAR TO DATE (YTD)

Jan - Mar 2016	Jan - Mar 2017
148,016	150,818
↑ 1.89%	

12 MONTH COMPARATIVE

Apr 15 - Mar 16	Apr 16 - Mar 17
145,743	150,590
↑ 3.33%	