



# May 2015

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

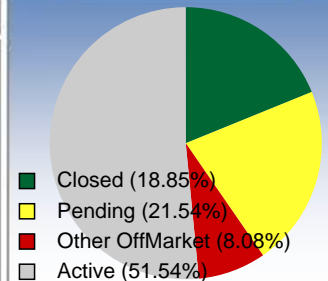


**Absorption:** Last 12 months, an Average of **78** Sales/Month

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

	MAY		
	2014	2015	+/- %
Closed Listings	89	98	10.11%
Pending Listings	81	112	38.27%
New Listings	121	118	-2.48%
Median List Price	87,500	87,900	0.46%
Median Sale Price	83,000	85,625	3.16%
Median Percent of List Price to Selling Price	97.85%	98.95%	1.13%
Median Days on Market to Sale	35.00	35.50	1.43%
End of Month Inventory	384	268	-30.21%
Months Supply of Inventory	5.13	3.42	-33.33%

## Market Activity



Report Produced on: Jun 10, 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 May 2015 decreased **30.21%** to 268 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **3.42** 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 **3.16%** in May 2015 to \$85,625 versus the previous year at \$83,000.

### Median Days on Market Lengthens

The median number of **35.50** days that homes spent on the market before selling increased by 0.50 days or **1.43%** in May 2015 compared to last year's same month at **35.00** DOM.

### Sales Success for May 2015 is Positive

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

There were 118 New Listings in May 2015, down **2.48%** from last year at 121. Furthermore, there were 98 Closed Listings this month versus last year at 89, a **10.11%** increase.

Closed versus Listed trends yielded a **83.1%** ratio, up from last year's May 2015 at **73.6%**, a **12.91%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

## What's in this Issue

<b>Closed Listings</b>	<b>1</b>
<b>Pending Listings</b>	<b>2</b>
<b>New Listings</b>	<b>3</b>
<b>Inventory</b>	<b>4</b>
<b>Months Supply of Inventory</b>	<b>5</b>
<b>Median Days on Market to Sale</b>	<b>6</b>
<b>Median List Price at Closing</b>	<b>7</b>
<b>Median Sale Price at Closing</b>	<b>8</b>
<b>Median Percent of List Price to Selling Price</b>	<b>9</b>
<b>Market Summary</b>	<b>10</b>

## 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®

## May 2015

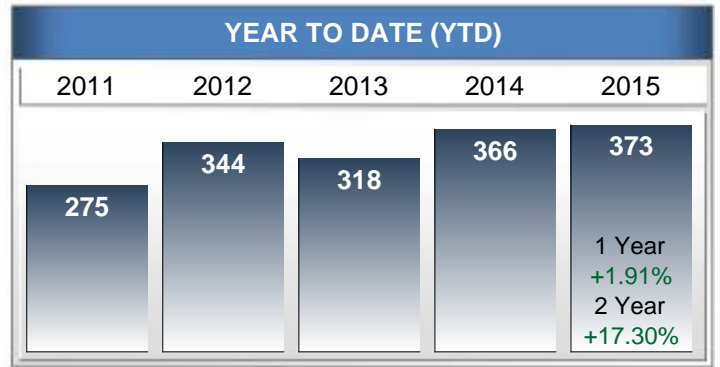
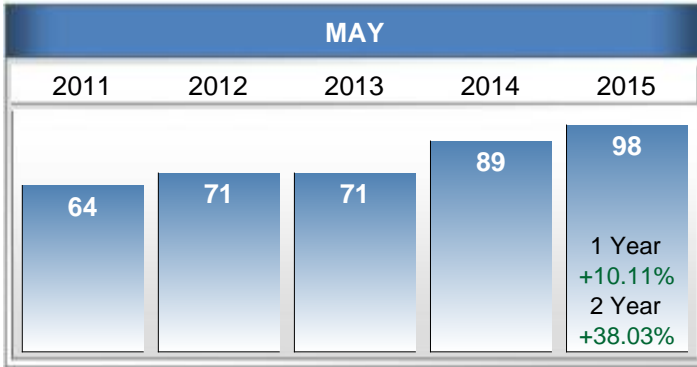
Closed Sales as of Jun 09, 2015



### Closed Listings

Report Produced on: Jun 10, 2015

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



Closed Listings

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

#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$40,000 and less	7	7.14%	23.0	2	5	0	0
\$40,001 - \$60,000	16	16.33%	42.0	4	11	1	0
\$60,001 - \$70,000	8	8.16%	64.0	4	4	0	0
\$70,001 - \$90,000	25	25.51%	51.0	1	21	3	0
\$90,001 - \$140,000	20	20.41%	30.0	1	15	4	0
\$140,001 - \$170,000	10	10.20%	21.0	1	9	0	0
\$170,001 and up	12	12.24%	26.5	0	7	4	1
<b>Total Closed Units:</b>	<b>98</b>		<b>35.5</b>	<b>13</b>	<b>72</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume:</b>	<b>9,870,344</b>			<b>897.90K</b>	<b>7.01M</b>	<b>1.72M</b>	<b>239.90K</b>
<b>Median Closed Price:</b>	<b>\$85,625</b>			<b>\$65,000</b>	<b>\$85,875</b>	<b>\$114,000</b>	<b>\$239,900</b>



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

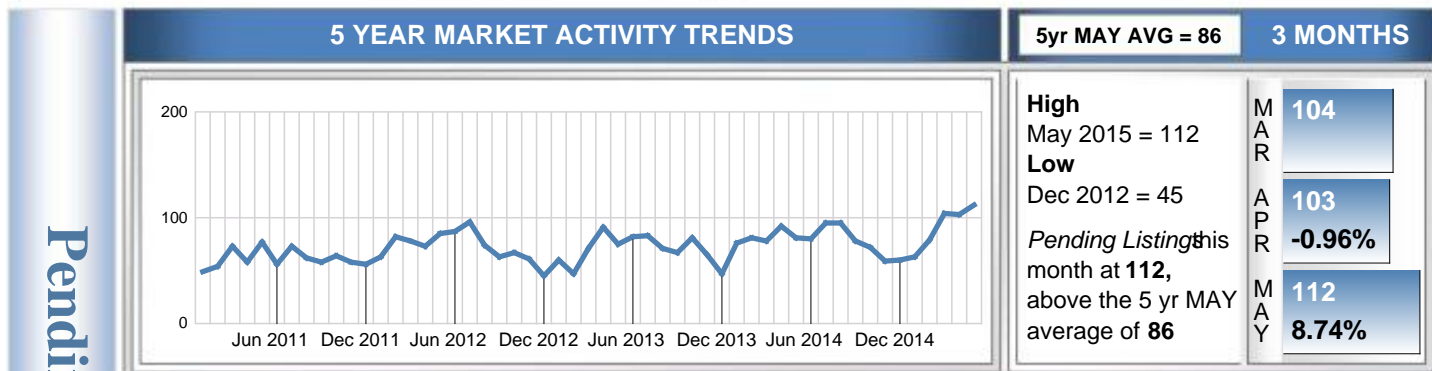
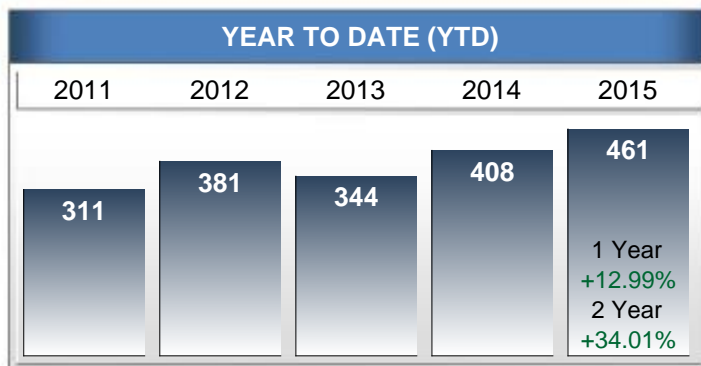
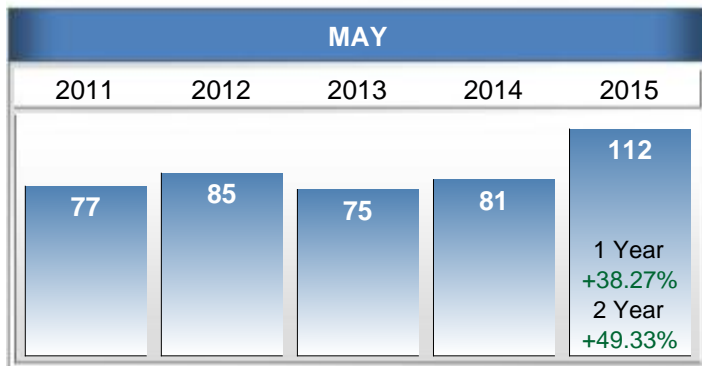
Pending Listings as of Jun 09, 2015



### Pending Listings

Report Produced on: Jun 10, 2015

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



Pending Listings

Ready to Buy or Sell Real Estate?  
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	6	5.36%	25.0	3	3	0	0
\$40,001 \$60,000	20	17.86%	49.5	5	15	0	0
\$60,001 \$70,000	7	6.25%	26.0	1	5	1	0
\$70,001 \$120,000	30	26.79%	33.0	1	23	6	0
\$120,001 \$160,000	22	19.64%	22.5	1	16	4	1
\$160,001 \$210,000	15	13.39%	14.0	0	9	6	0
\$210,001 and up	12	10.71%	52.5	1	5	6	0
Total Pending Units:				12	76	23	1
Total Pending Volume:				879,20K	8.45M	4.20M	122,00K
Median Listing Price:				\$57,450	\$87,400	\$160,500	\$122,000



# Monthly Inventory Analysis

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

## May 2015

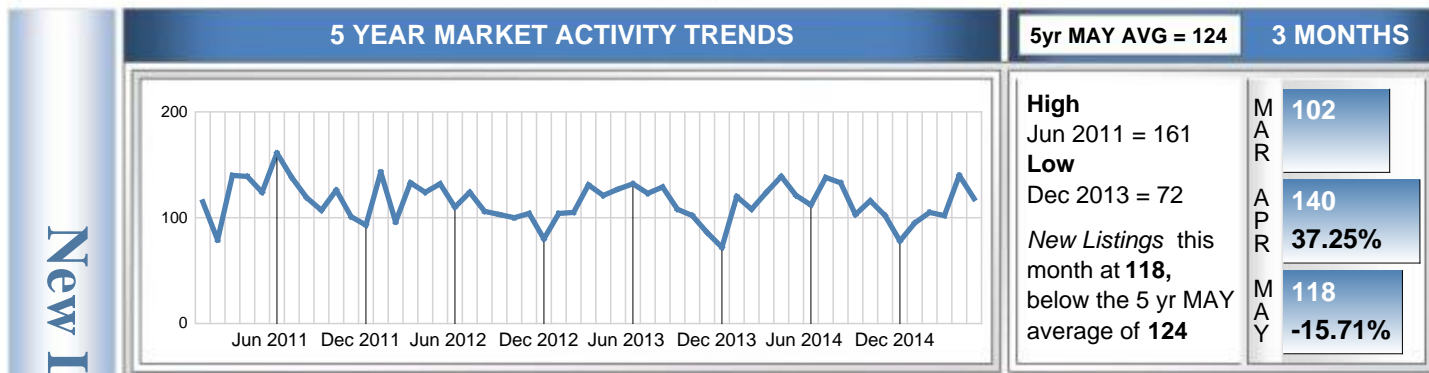
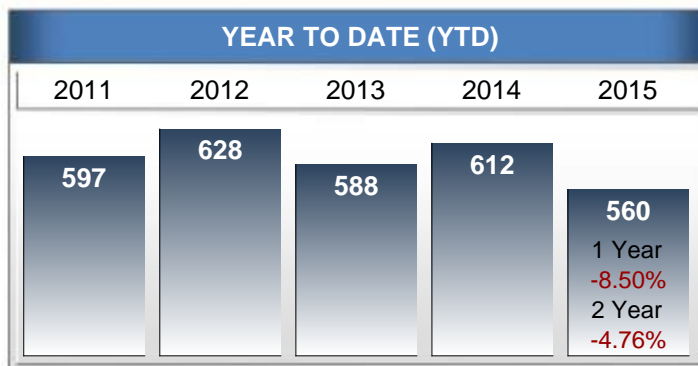
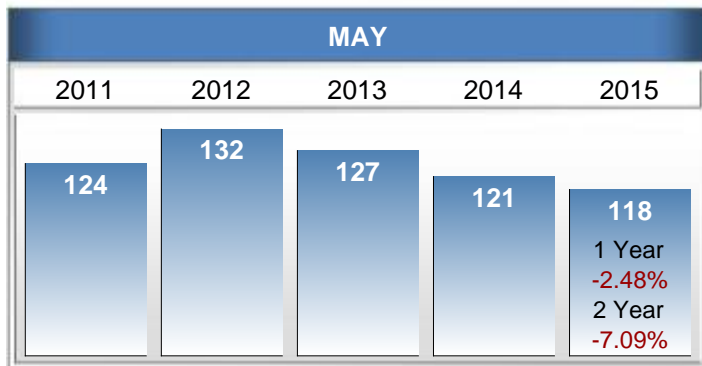
New Listings as of Jun 09, 2015



### New Listings

Report Produced on: Jun 10, 2015

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



New Listings

Ready to Buy or Sell Real Estate?  
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+
\$50,000 and less	11	9.32%	6	4	1	0
\$50,001 \$60,000	11	9.32%	4	6	1	0
\$60,001 \$70,000	11	9.32%	2	9	0	0
\$70,001 \$120,000	37	31.36%	3	31	3	0
\$120,001 \$140,000	18	15.25%	0	18	0	0
\$140,001 \$190,000	18	15.25%	0	16	2	0
\$190,001 and up	12	10.17%	0	4	7	1
Total New Listed Units:			15	88	14	1
Total New Listed Volume:			821.10K	9.59M	2.47M	352.00K
Median New Listed Listing Price:			\$56,500	\$98,950	\$185,000	\$352,000



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

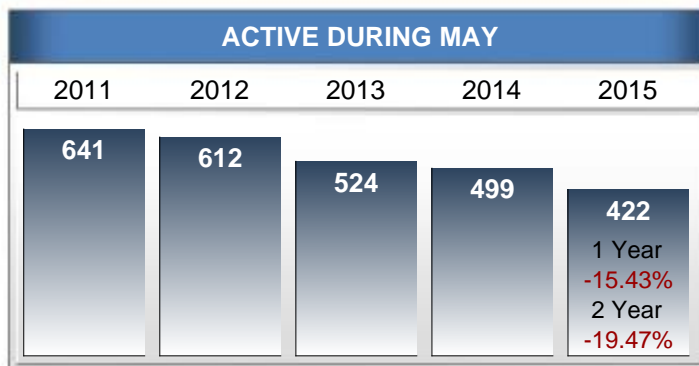
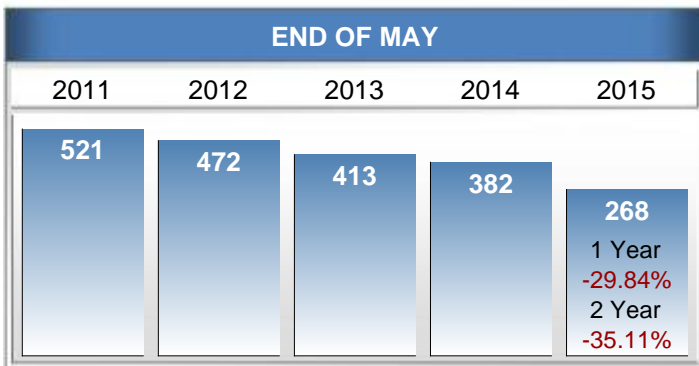
Active Inventory as of Jun 09, 2015



### Active Inventory

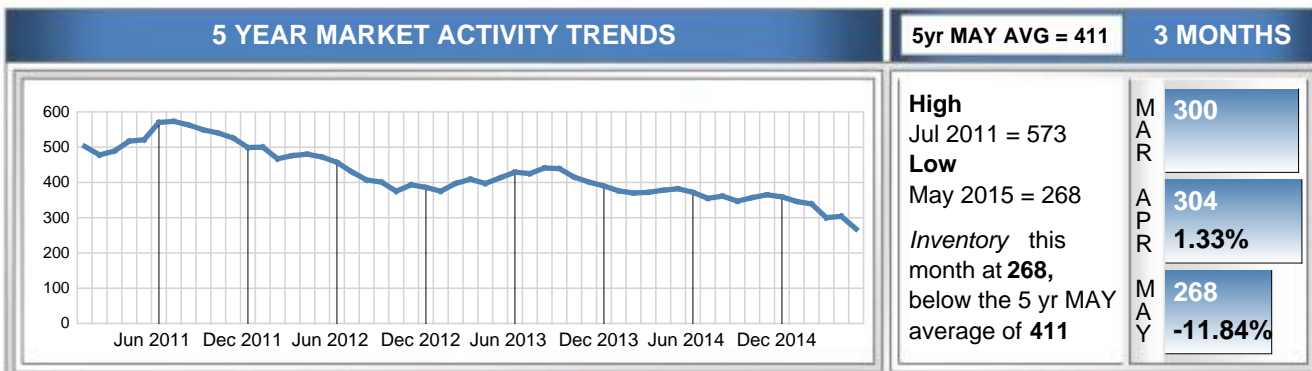
Report Produced on: Jun 10, 2015

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



Active Inventory

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



#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	20	7.46%	46.0	10	7	3	0		
\$50,001 - \$60,000	34	12.69%	73.0	12	19	3	0		
\$60,001 - \$70,000	47	17.54%	72.0	10	36	0	1		
\$70,001 - \$90,000	60	22.39%	68.0	6	51	3	0		
\$90,001 - \$120,000	38	14.18%	72.0	3	29	5	1		
\$120,001 - \$160,000	39	14.55%	26.0	0	37	2	0		
\$160,001 and up	30	11.19%	54.0	1	18	9	2		
Total Active Inventory by Units:				268	58.0	42	197	25	4
Total Active Inventory by Volume:				26,903,185		2.79M	20.25M	3.16M	703.70K
Median Active Inventory Listing Price:				\$80,000		\$59,900	\$84,900	\$99,900	\$142,900



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

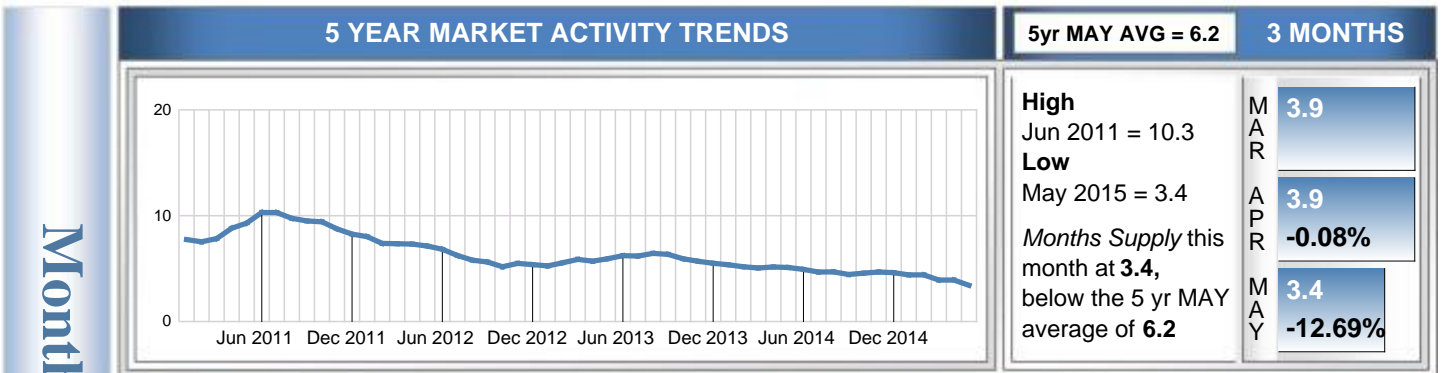
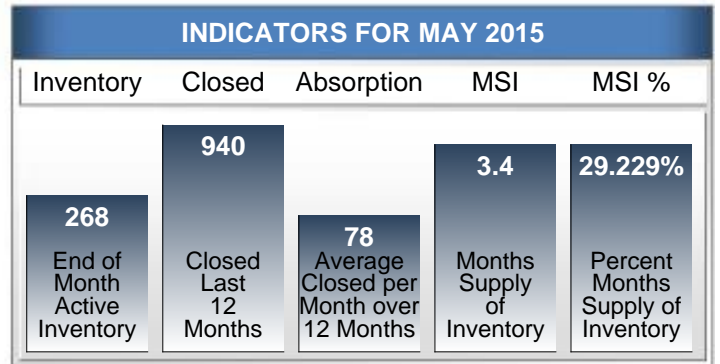
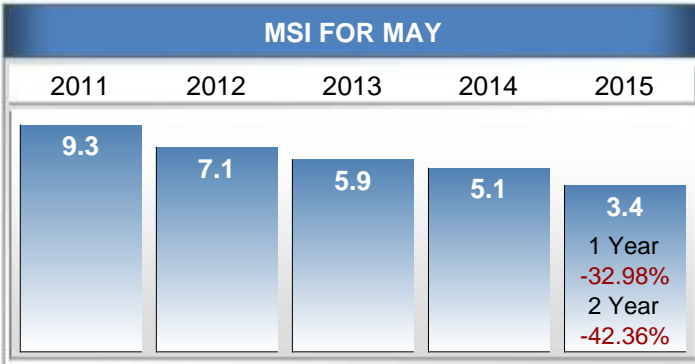
Active Inventory as of Jun 09, 2015



### Months Supply of Inventory

Report Produced on: Jun 10, 2015

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



Months Supply

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

#### 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	20		7.46%	1.1	1.6	0.7	3.6	0.0
\$50,001 \$60,000	34		12.69%	5.9	11.1	4.5	7.2	0.0
\$60,001 \$70,000	47		17.54%	8.2	6.7	9.4	0.0	0.0
\$70,001 \$90,000	60		22.39%	4.5	7.2	4.7	2.0	0.0
\$90,001 \$120,000	38		14.18%	3.4	18.0	3.1	2.9	12.0
\$120,001 \$160,000	39		14.55%	2.7	0.0	3.5	0.7	0.0
\$160,001 and up	30		11.19%	3.0	3.0	3.3	2.2	8.0
MSI:				3.4	3.8	3.6	2.1	12.0
Total Active Inventory:				268	42	197	25	4



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

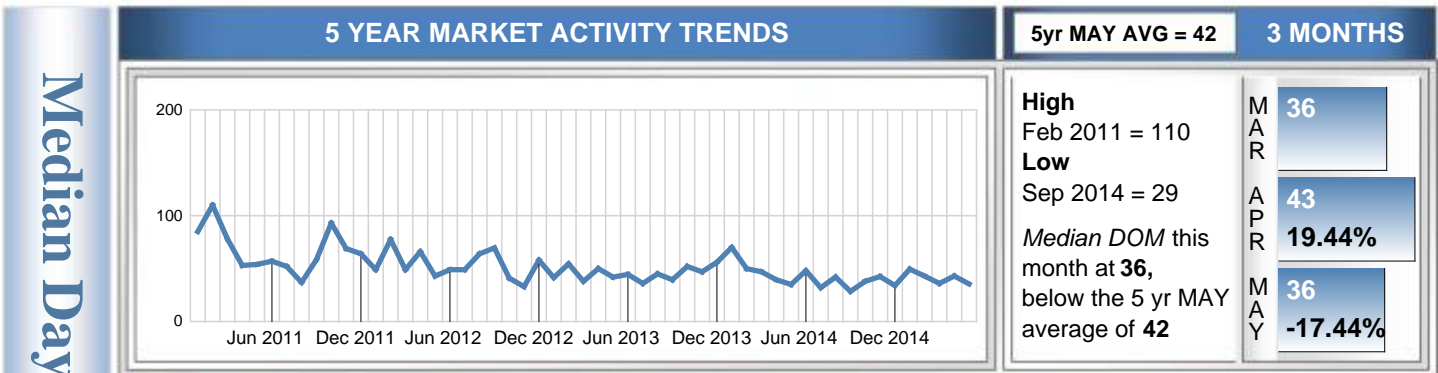
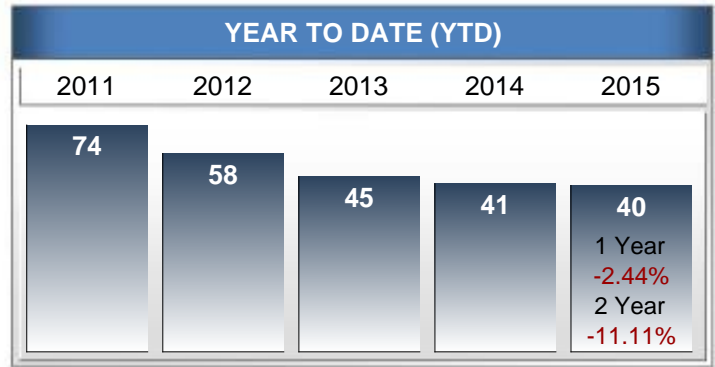
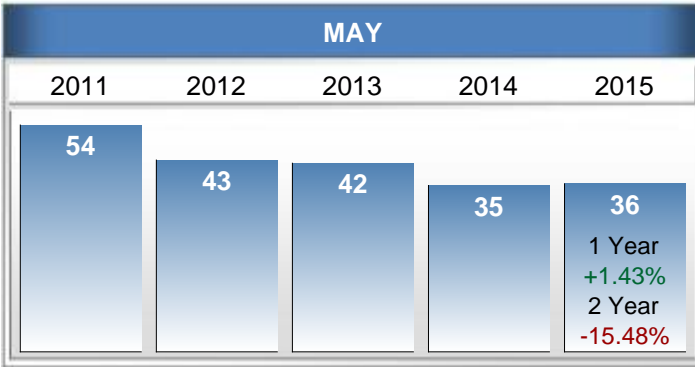
Closed Sales as of Jun 09, 2015



### Median Days on Market to Sale

Report Produced on: Jun 10, 2015

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



Median Days on Market

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

#### 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+
\$40,000 and less	7			7.14%	23.0	51.0	23.0	0.0	0.0
\$40,001 \$60,000	16			16.33%	42.0	50.0	25.0	80.0	0.0
\$60,001 \$70,000	8			8.16%	64.0	13.5	144.0	0.0	0.0
\$70,001 \$90,000	25			25.51%	51.0	111.0	51.0	41.0	0.0
\$90,001 \$140,000	20			20.41%	30.0	133.0	19.0	84.5	0.0
\$140,001 \$170,000	10			10.20%	21.0	4.0	24.0	0.0	0.0
\$170,001 and up	12			12.24%	26.5	0.0	40.0	12.0	5.0
Median Closed DOM:	35.5					49.0	33.5	48.0	5.0
Total Closed Units:	98					13	72	12	1
Total Closed Volume:	9,870,344					897.90K	7.01M	1.72M	239.90K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

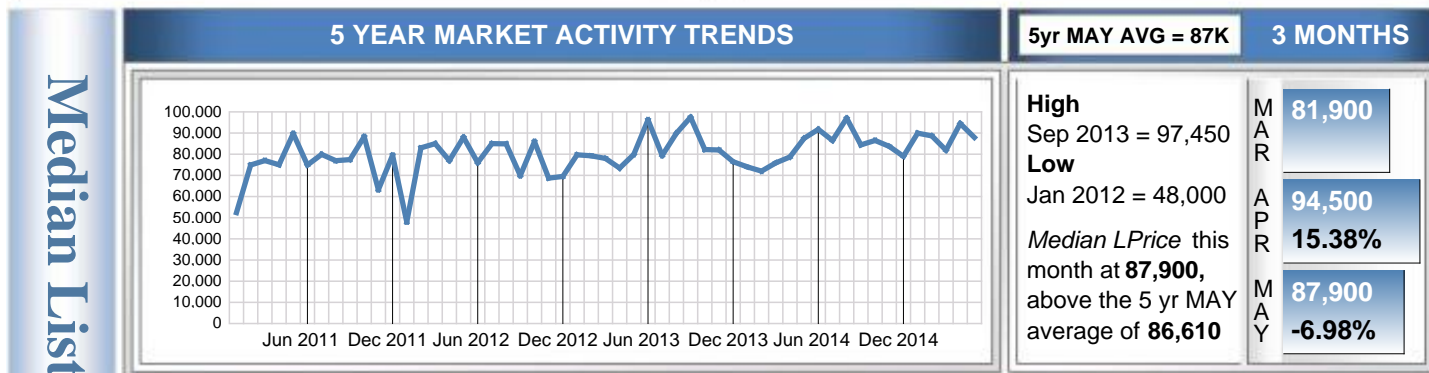
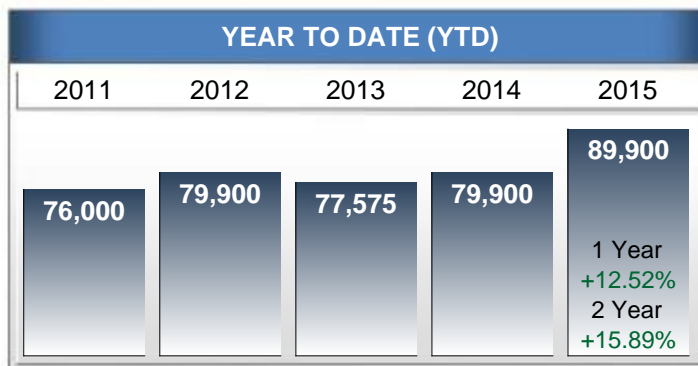
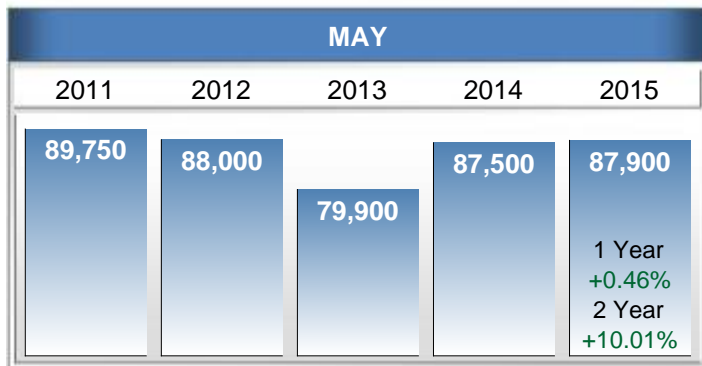
Closed Sales as of Jun 09, 2015



### Median List Price at Closing

Report Produced on: Jun 10, 2015

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



Median List Price

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

#### 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+
\$40,000 and less	7		7.14%	30,000	29,900	30,000	0	0
\$40,001 - \$60,000	12		12.24%	52,000	47,000	54,000	0	0
\$60,001 - \$70,000	10		10.20%	67,450	65,000	67,450	69,900	0
\$70,001 - \$90,000	25		25.51%	79,900	89,900	79,900	85,000	0
\$90,001 - \$140,000	21		21.43%	106,100	129,900	105,990	106,100	0
\$140,001 - \$170,000	11		11.22%	156,900	152,000	156,900	160,500	0
\$170,001 and up	12		12.24%	191,200	0	179,900	242,400	239,900
Median List Price:		\$87,900			\$65,000	\$85,450	\$120,750	\$239,900
Total Closed Units:		98			13	72	12	1
Total List Volume:		10,113,035			918.15K	7.14M	1.82M	239.90K





# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

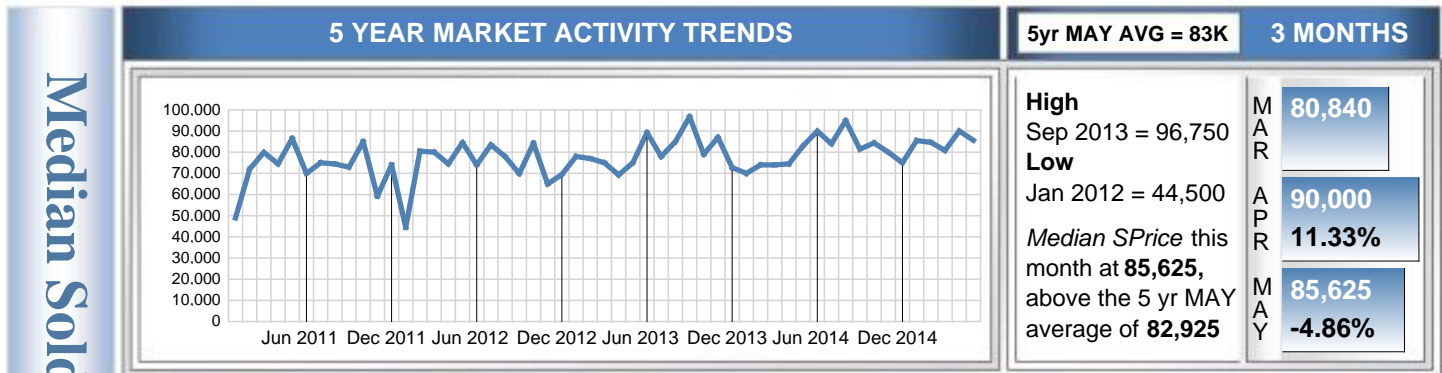
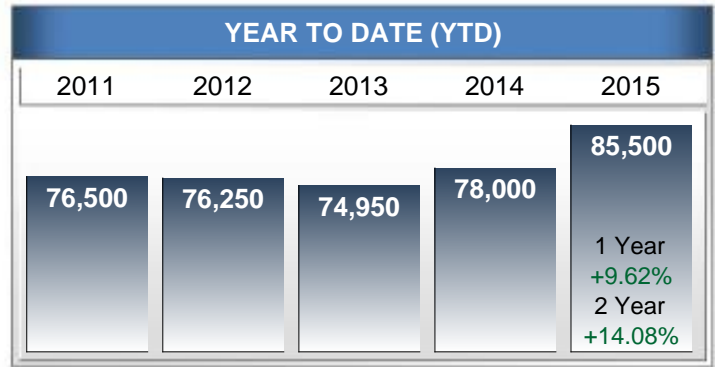
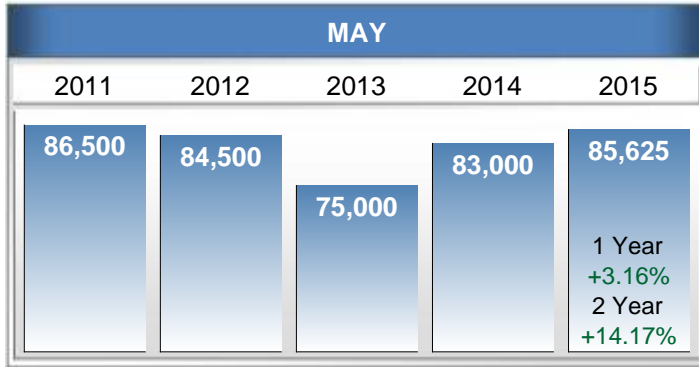
Closed Sales as of Jun 09, 2015



### Median Sold Price at Closing

Report Produced on: Jun 10, 2015

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



Median Sold Price

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

#### 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+
\$40,000 and less	7		7.14%	28,500	27,750	29,100	0	0
\$40,001 \$60,000	16		16.33%	49,950	50,000	49,900	60,000	0
\$60,001 \$70,000	8		8.16%	67,250	67,200	67,500	0	0
\$70,001 \$90,000	25		25.51%	84,000	88,500	82,780	85,000	0
\$90,001 \$140,000	20		20.41%	110,200	131,000	109,900	114,000	0
\$140,001 \$170,000	10		10.20%	153,450	152,000	154,900	0	0
\$170,001 and up	12		12.24%	191,250	0	178,955	234,950	239,900
Median Closed Price:	\$85,625				\$65,000	\$85,875	\$114,000	\$239,900
Total Closed Units:	98				13	72	12	1
Total Closed Volume:	9,870,344				897.90K	7.01M	1.72M	239.90K



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

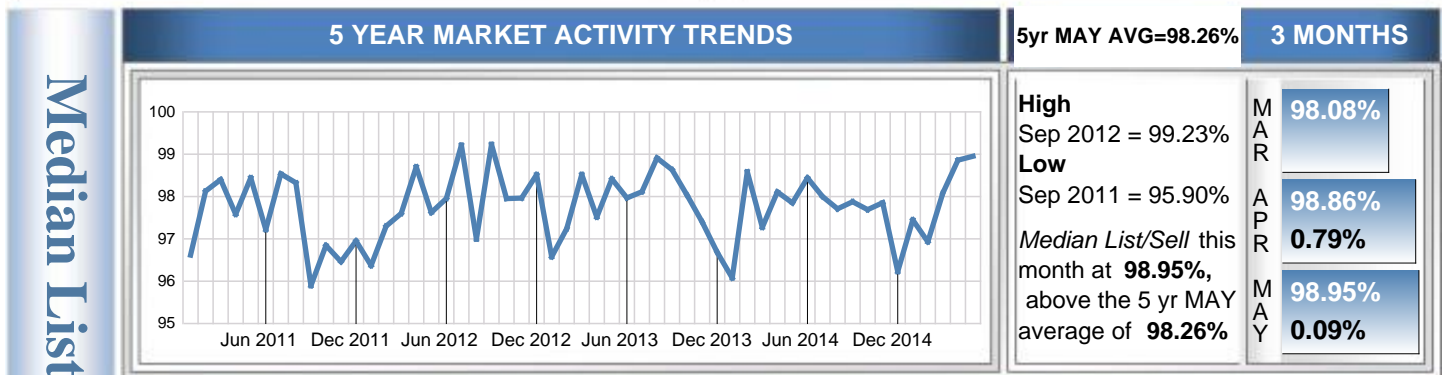
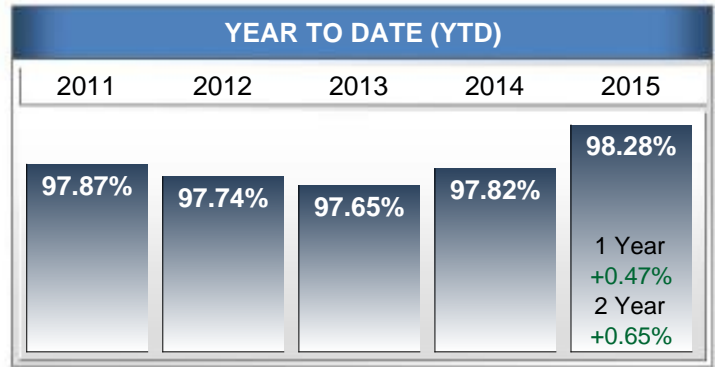
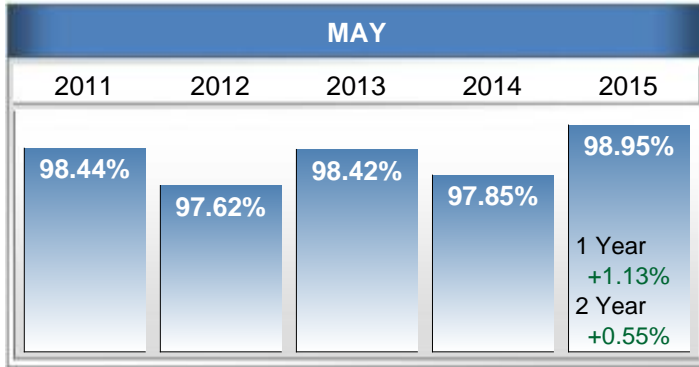
Closed Sales as of Jun 09, 2015



### Median Percent of List Price to Selling Price

Report Produced on: Jun 10, 2015

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



#### 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+
\$40,000 and less	7	7.14%	95.32%	92.81%	97.00%	0.00%	0.00%
\$40,001 \$60,000	16	16.33%	93.07%	93.78%	93.51%	85.84%	0.00%
\$60,001 \$70,000	8	8.16%	98.25%	99.36%	94.88%	0.00%	0.00%
\$70,001 \$90,000	25	25.51%	99.53%	98.44%	100.00%	85.00%	0.00%
\$90,001 \$140,000	20	20.41%	100.00%	100.85%	100.00%	94.11%	0.00%
\$140,001 \$170,000	10	10.20%	99.68%	100.00%	99.37%	0.00%	0.00%
\$170,001 and up	12	12.24%	100.00%	0.00%	99.55%	100.00%	100.00%
Median List/Sell Ratio:	98.95%			97.83%	99.42%	96.36%	100.00%
Total Closed Units:	98			13	72	12	1
Total Closed Volume:	9,870,344			897.90K	7.01M	1.72M	239.90K

**Median List/Sell Price**  
  
 Ready to Buy or Sell Real Estate?  
 Contact an experienced REALTOR



# Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

## May 2015

Inventory as of Jun 09, 2015



### Market Summary

Report Produced on: Jun 10, 2015

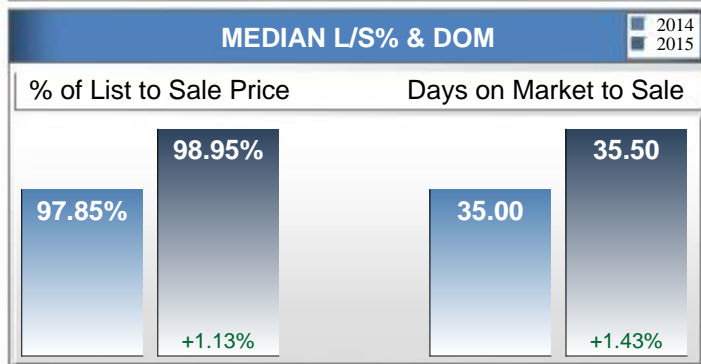
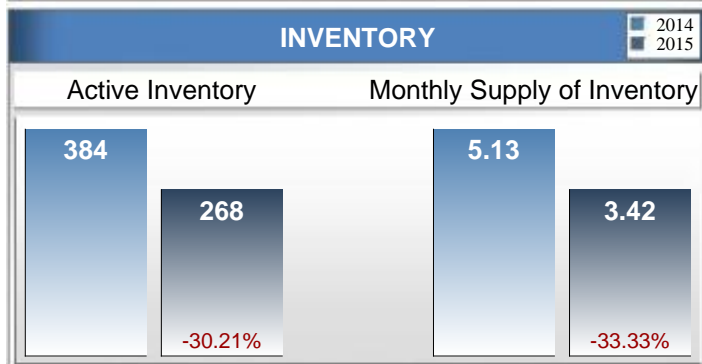
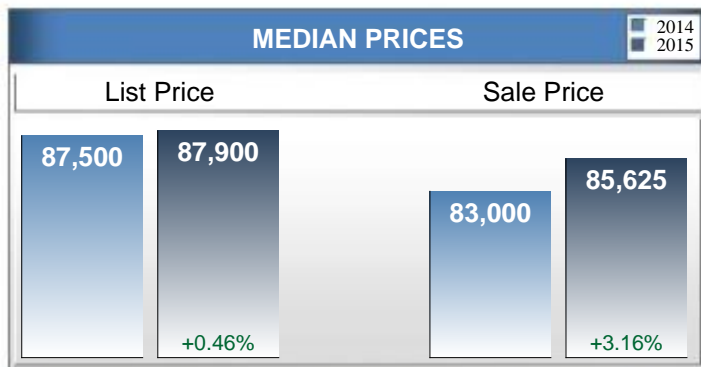
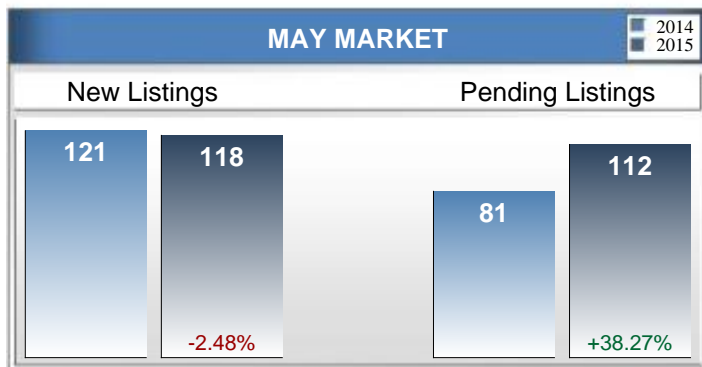
Area Delimited by Cities Del City, Midwest City - Residential Property Type



**Absorption:** Last 12 months, an Average of 78 Sales/Month

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

	MAY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	89	98	10.11%	366	373	1.91%
Pending Sales	81	112	38.27%	408	461	12.99%
New Listings	121	118	-2.48%	612	560	-8.50%
Median List Price	87,500	87,900	0.46%	79,900	89,900	12.52%
Median Sale Price	83,000	85,625	3.16%	78,000	85,500	9.62%
Median Percent of List Price to Selling Price	97.85%	98.95%	1.13%	97.82%	98.28%	0.47%
Median Days on Market to Sale	35.00	35.50	1.43%	41.00	40.00	-2.44%
Monthly Inventory	384	268	-30.21%	384	268	-30.21%
Months Supply of Inventory	5.13	3.42	-33.33%	5.13	3.42	-33.33%





# May 2015

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



## Closed Sales by Units

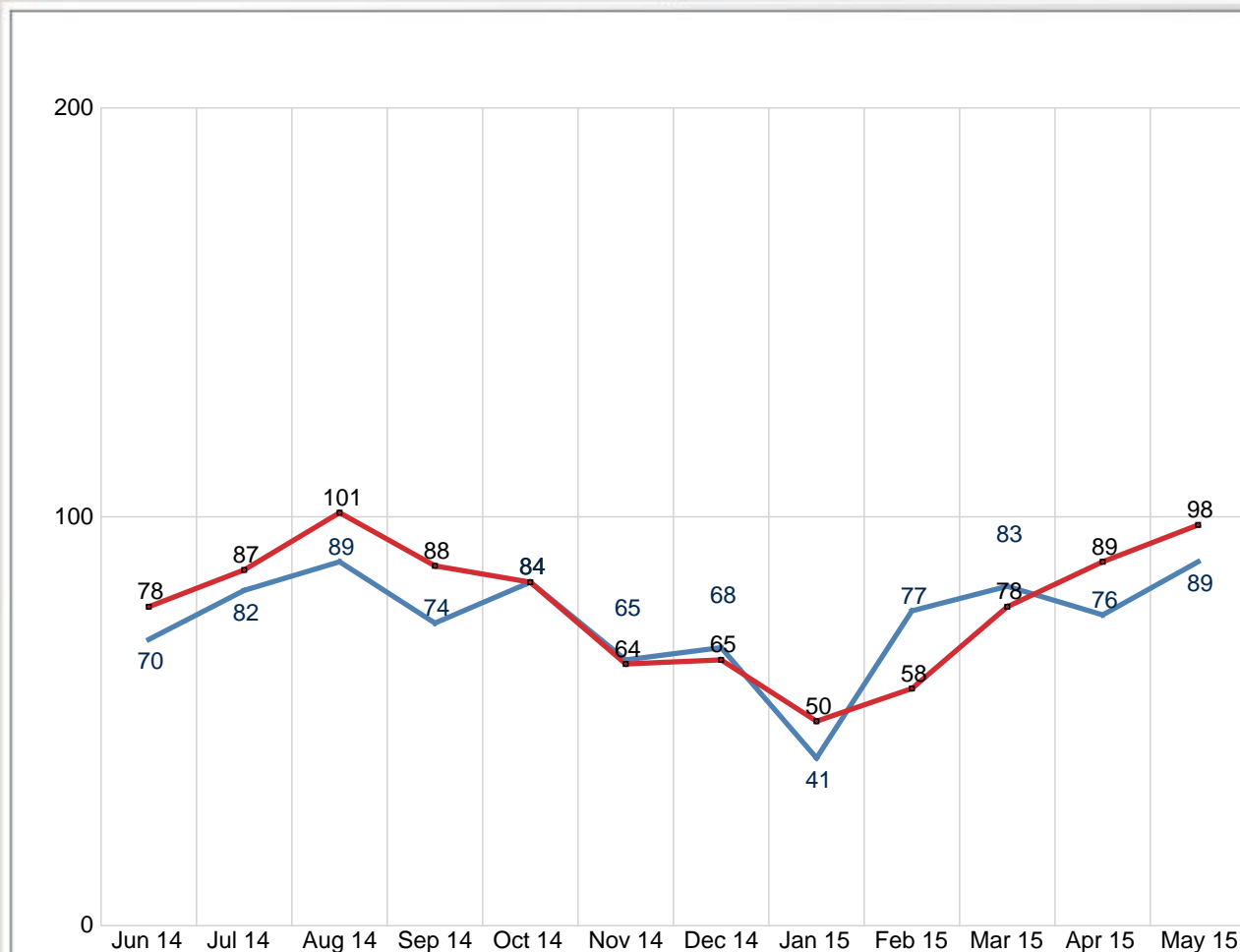
Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ June 2014 - May 2015 (Current Year with Values)
 ■ June 2013 - May 2014 (Previous Year)



### Comparative Analysis

#### MAY

2014	2015
89	98
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">10.11%</div>	

#### YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
366	373
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">1.91%</div>	

#### 12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
898	940
<div style="color: green; font-weight: bold; font-size: 1.2em;">↑</div> <div style="color: green; font-weight: bold;">4.68%</div>	



# May 2015

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



## Closed Sales by Volume

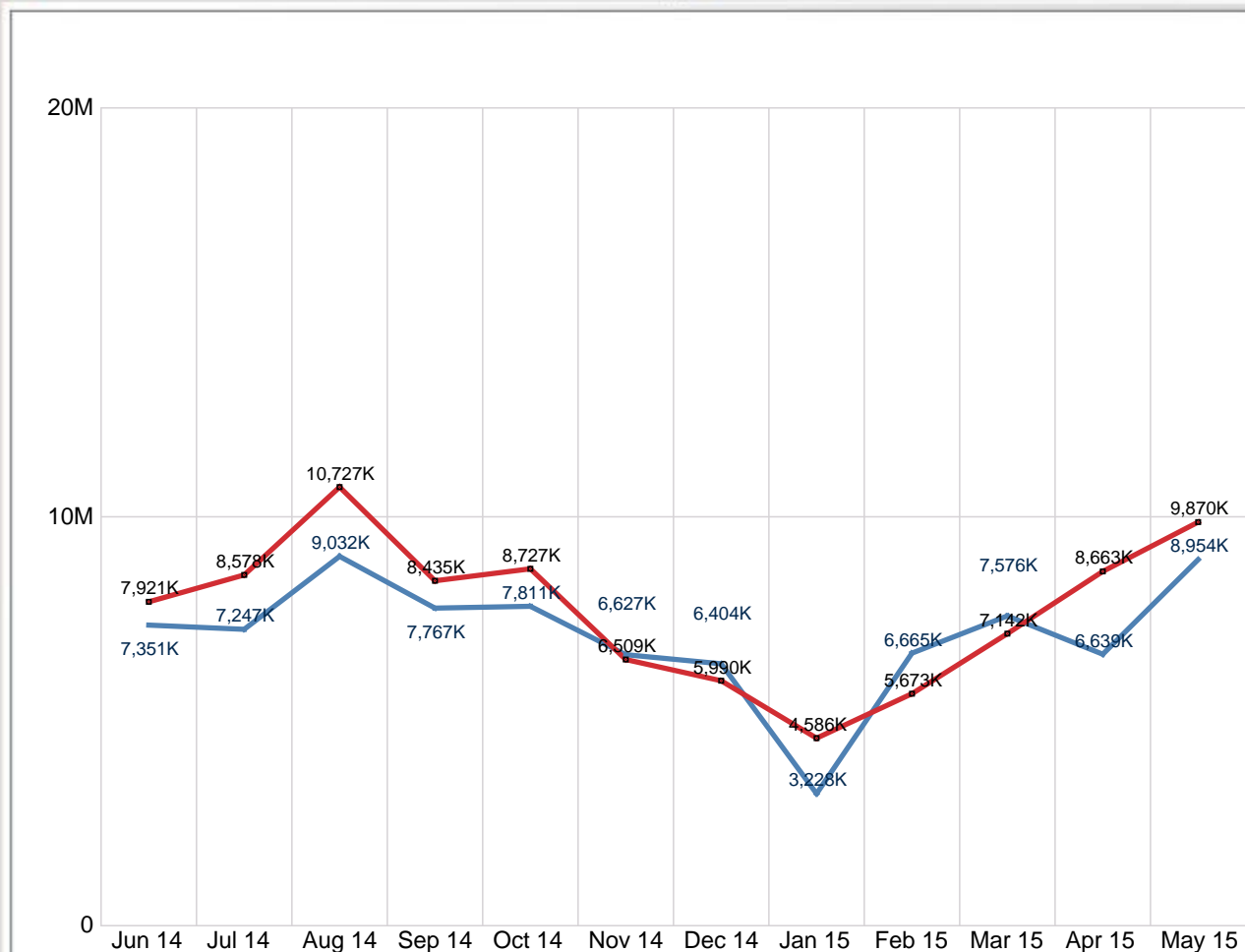
Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ June 2014 - May 2015 (Current Year with Values)
 ■ June 2013 - May 2014 (Previous Year)



### Comparative Analysis

#### MAY

2014	2015
9M	10M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <b>10.23%</b>	

#### YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
33M	36M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <b>8.69%</b>	

#### 12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
85M	93M
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> <b>8.82%</b>	



# May 2015

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



## Closed Sales by Average Days on Market

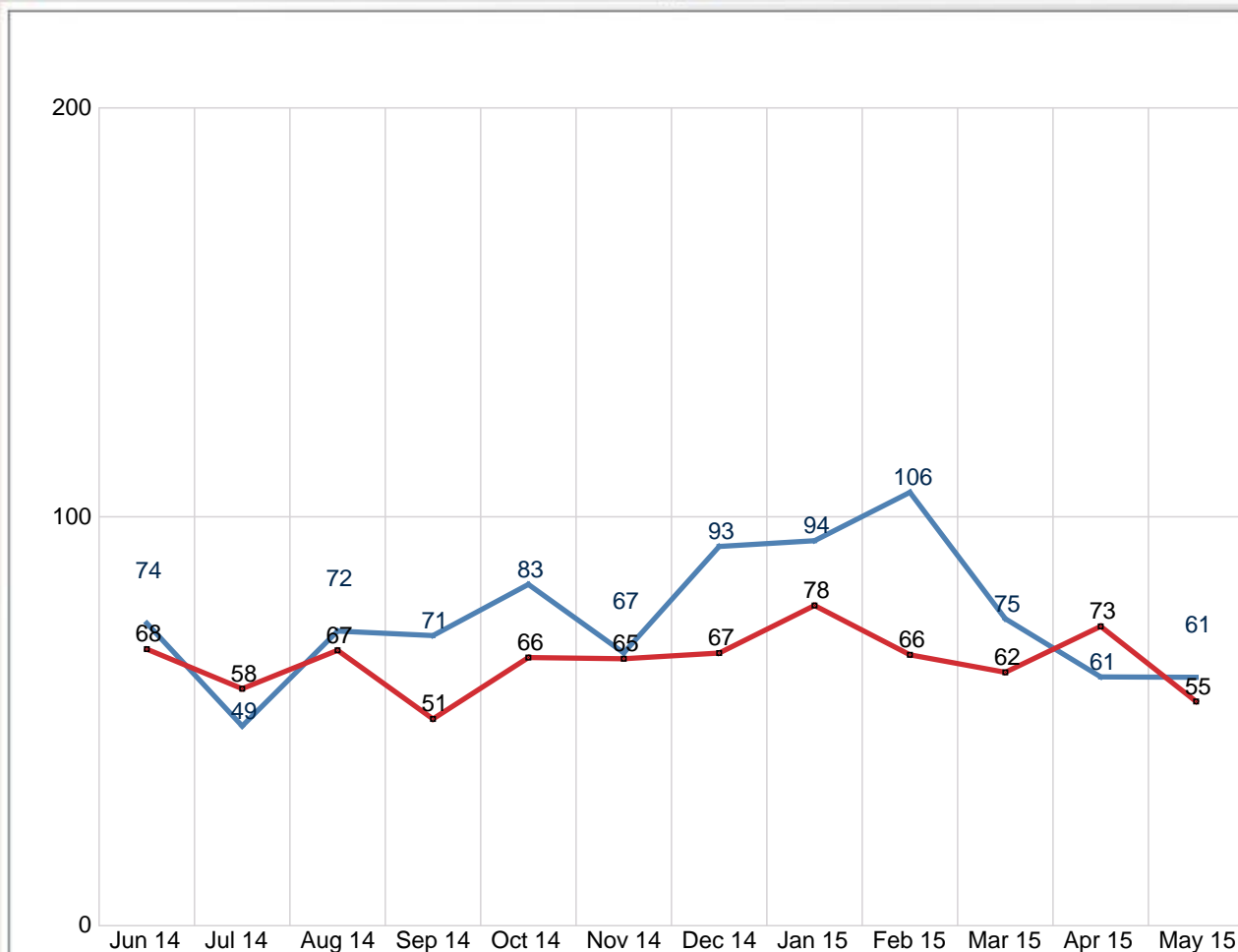
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Jun 10, 2015

Market Trends

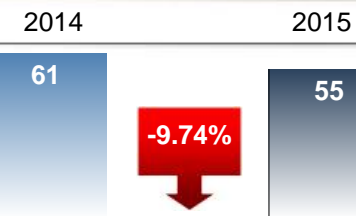
Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR®

■ June 2014 - May 2015 (Current Year with Values)
 ■ June 2013 - May 2014 (Previous Year)



### Comparative Analysis

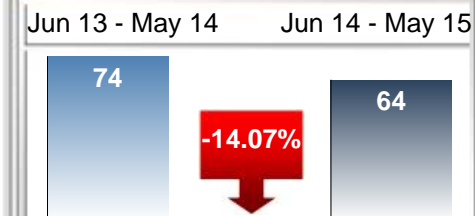
#### MAY



#### YEAR TO DATE (YTD)



#### 12 MONTH COMPARATIVE





# May 2015

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



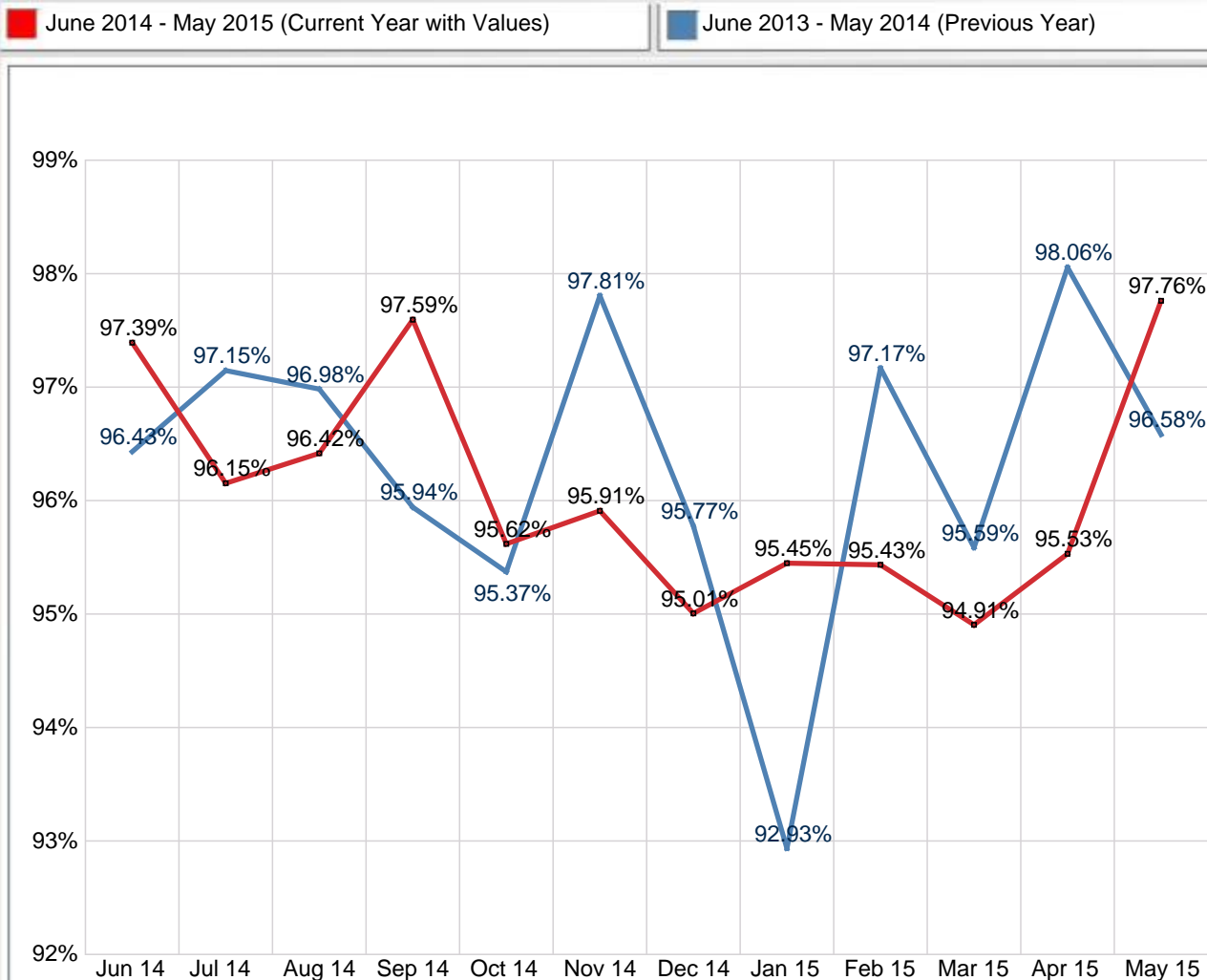
## Closed Sales by Average Asked per Sold Ratio

Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

#### MAY

2014	2015
96.58%	97.76%
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">↑ 1.22%</div>	

#### YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
96.38%	95.96%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">↓ -0.43%</div>	

#### 12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
96.44%	96.20%
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">↓ -0.25%</div>	



# May 2015

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



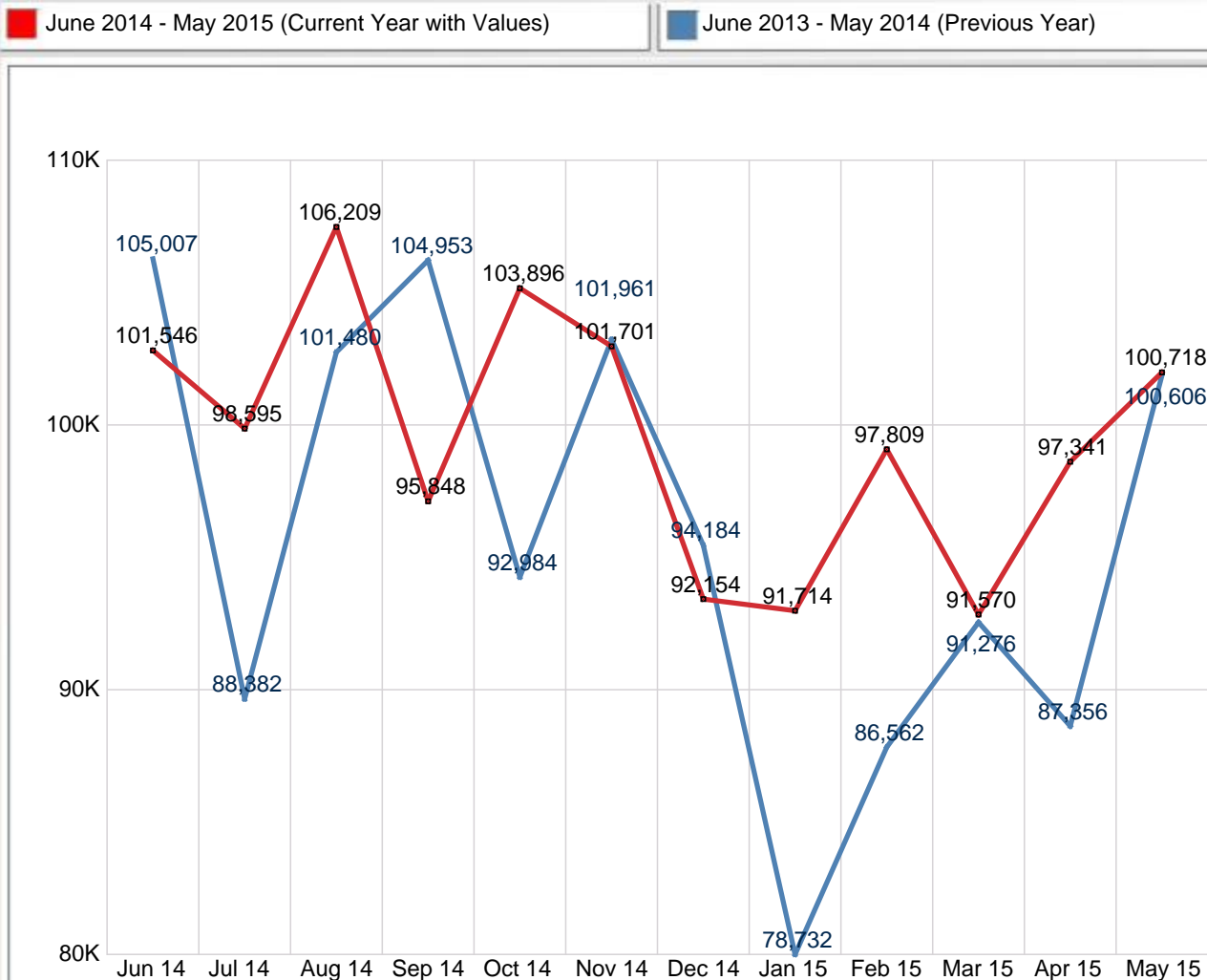
## Closed Sales by Average Sold Price

Report Produced on: Jun 10, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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



### Comparative Analysis

#### MAY

2014	2015
100,606	100,718
↑ 0.11%	

#### YEAR TO DATE (YTD)

Jan - May 2014	Jan - May 2015
90,334	96,340
↑ 6.65%	

#### 12 MONTH COMPARATIVE

Jun 13 - May 14	Jun 14 - May 15
94,990	98,746
↑ 3.95%	