



October 2015

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

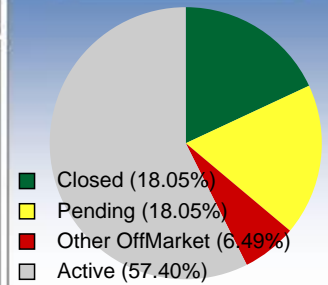


Absorption: Last 12 months, an Average of **84** Sales/Month

Active Inventory as of October 31, 2015 = **283**

	OCTOBER		
	2014	2015	+/- %
Closed Listings	84	89	5.95%
Pending Listings	72	89	23.61%
New Listings	116	106	-8.62%
Median List Price	86,500	82,000	-5.20%
Median Sale Price	84,375	80,000	-5.19%
Median Percent of List Price to Selling Price	97.69%	100.00%	2.36%
Median Days on Market to Sale	38.00	22.00	-42.11%
End of Month Inventory	359	283	-21.17%
Months Supply of Inventory	4.60	3.39	-26.28%

Market Activity



Report Produced on: Nov 06, 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 October 2015 decreased **21.17%** to 283 existing homes available for sale. Over the last 12 months this area has had an average of 84 closed sales per month. This represents an unsold inventory index of **3.39** MSI for this period.

Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **5.19%** in October 2015 to \$80,000 versus the previous year at \$84,375.

Median Days on Market Shortens

The median number of **22.00** days that homes spent on the market before selling decreased by 16.00 days or **42.11%** in October 2015 compared to last year's same month at **38.00** DOM.

Sales Success for October 2015 is Positive

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

There were 106 New Listings in October 2015, down **8.62%** from last year at 116. Furthermore, there were 89 Closed Listings this month versus last year at 84, a **5.95%** increase.

Closed versus Listed trends yielded a **84.0%** ratio, up from last year's October 2015 at **72.4%**, a **15.95%** 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:
Phone: 405-840-1493
Email: bgaither@okcmar.org



Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

October 2015

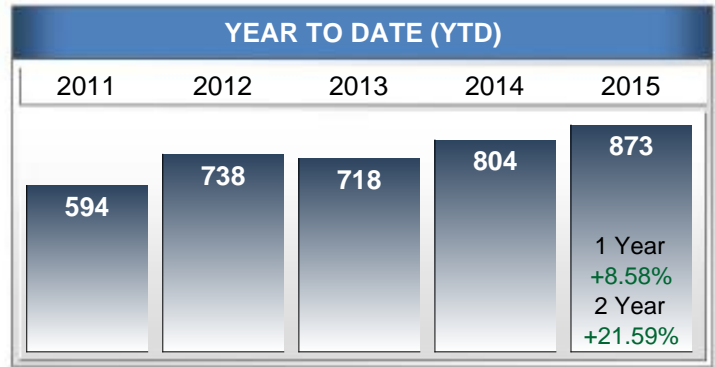
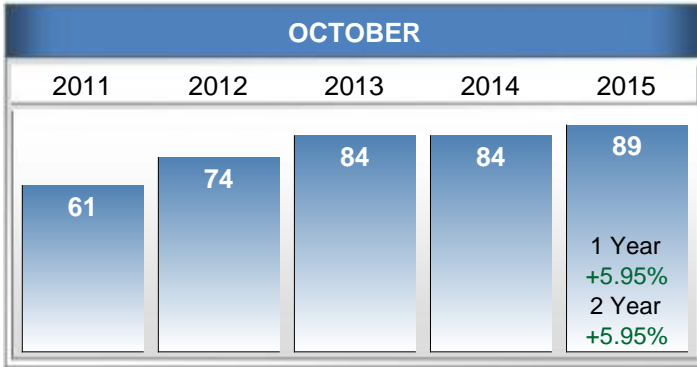
Closed Sales as of Nov 05, 2015



Closed Listings

Report Produced on: Nov 06, 2015

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



5yr OCT AVG = 78 **3 MONTHS**

High
Sep 2015 = 106

Low
Jan 2011 = 32

Closed Listing this month at **89**, above the 5 yr OCT average of **78**

AUG	104
SEP	106 1.92%
OCT	89 -16.04%

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	5	5.62%	13.0	2	3	0	0
\$30,001 - \$50,000	14	15.73%	17.5	5	9	0	0
\$50,001 - \$70,000	15	16.85%	25.0	2	13	0	0
\$70,001 - \$90,000	21	23.60%	28.0	4	16	1	0
\$90,001 - \$120,000	12	13.48%	24.0	1	11	0	0
\$120,001 - \$180,000	14	15.73%	17.0	0	11	2	1
\$180,001 and up	8	8.99%	33.5	0	7	1	0
Total Closed Units:	89		22.0	14	70	4	1
Total Closed Volume:	8,248,518			808.13K	6.68M	596.00K	160.00K
Median Closed Price:	\$80,000			\$50,500	\$85,000	\$167,750	\$160,000



Monthly Inventory Analysis

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October 2015

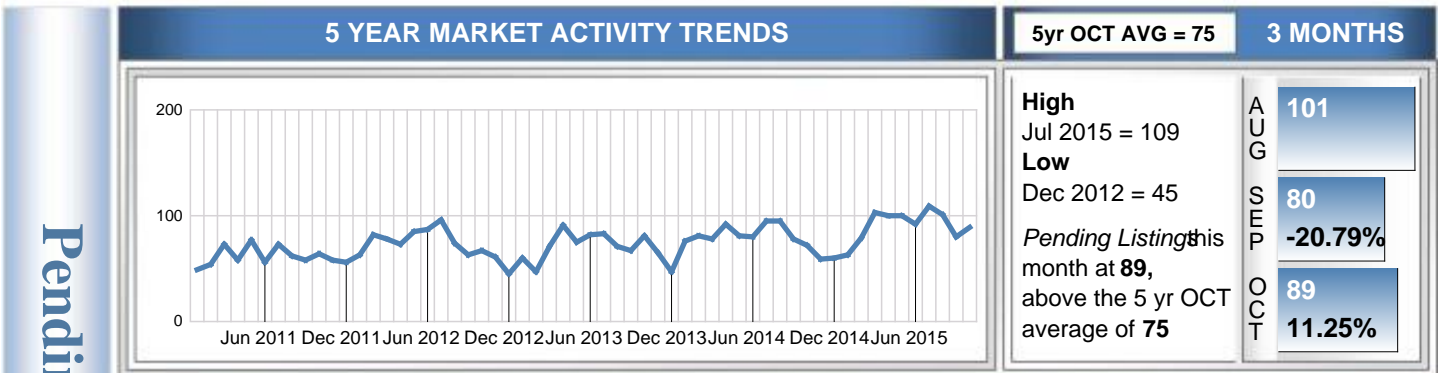
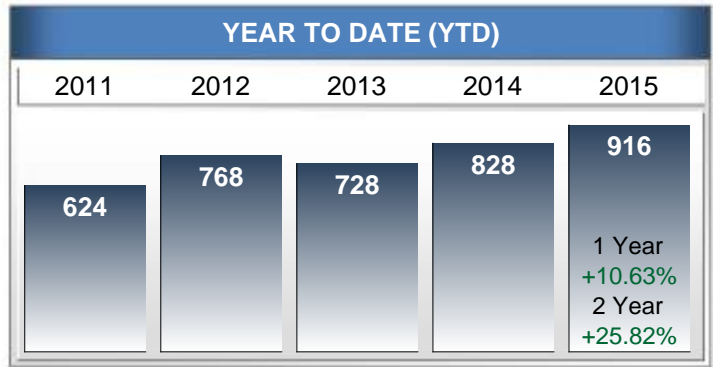
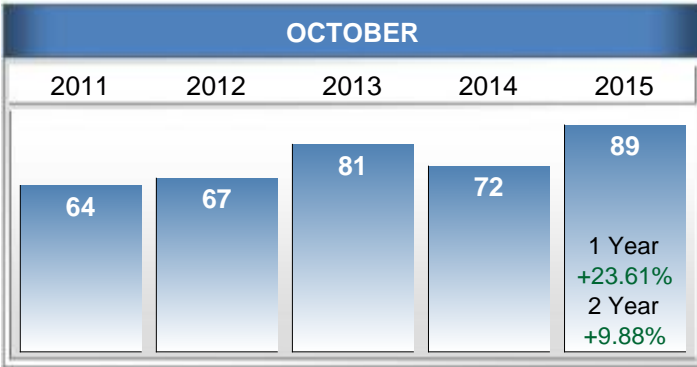
Pending Listings as of Nov 05, 2015



Pending Listings

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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	10	11.24%	33.5	5	5	0	0	
\$40,001 \$50,000	6	6.74%	52.5	1	3	2	0	
\$50,001 \$70,000	16	17.98%	58.5	6	9	0	1	
\$70,001 \$90,000	19	21.35%	41.0	0	18	1	0	
\$90,001 \$130,000	18	20.22%	27.5	1	16	1	0	
\$130,001 \$160,000	9	10.11%	66.0	0	9	0	0	
\$160,001 and up	11	12.36%	47.0	0	5	6	0	
Total Pending Units: 89				41.0	13	65	10	1
Total Pending Volume: 8,950,545					658.15K	6.29M	1.94M	59.90K
Median Listing Price: \$85,000					\$52,500	\$89,900	\$165,250	\$59,900



Monthly Inventory Analysis

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

October 2015

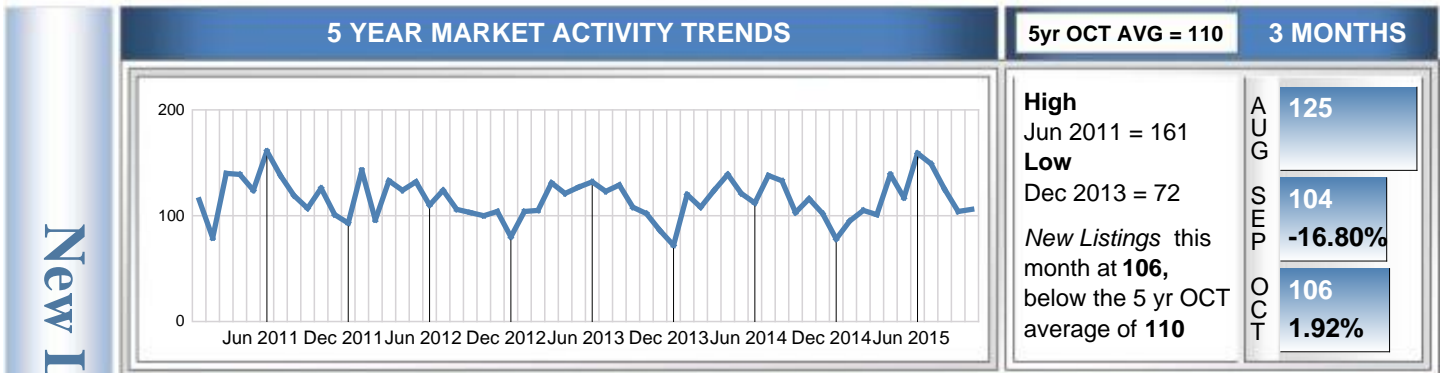
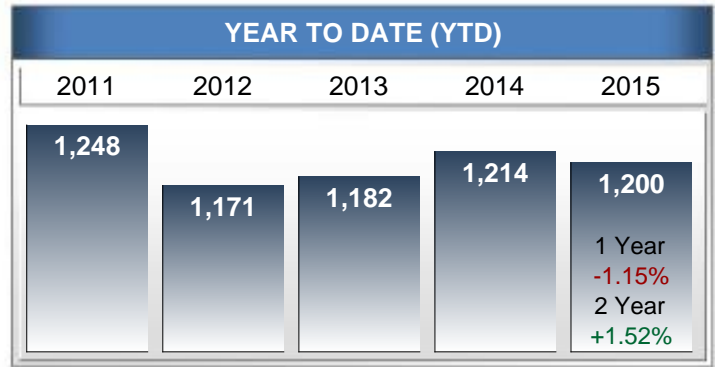
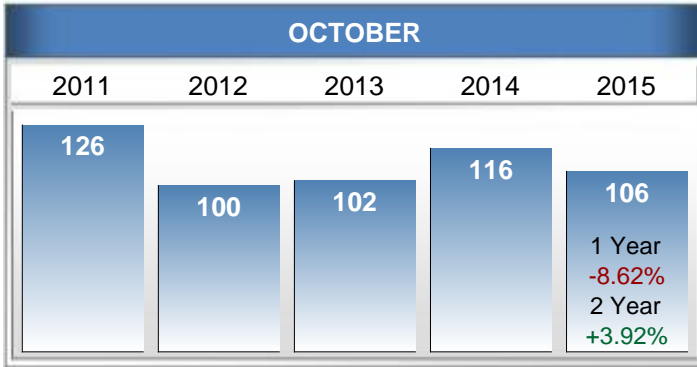
New Listings as of Nov 05, 2015



New Listings

Report Produced on: Nov 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+
\$40,000 and less	7	6.60%	5	2	0	0
\$40,001 \$60,000	17	16.04%	5	10	1	1
\$60,001 \$70,000	8	7.55%	1	7	0	0
\$70,001 \$90,000	30	28.30%	5	24	1	0
\$90,001 \$130,000	19	17.92%	0	19	0	0
\$130,001 \$180,000	13	12.26%	0	10	3	0
\$180,001 and up	12	11.32%	1	7	3	1
Total New Listed Units:	106		17	79	8	2
Total New Listed Volume:	11,012,825		1.06M	8.33M	1.29M	340.00K
Median New Listed Listing Price:	\$85,950		\$60,000	\$89,900	\$162,400	\$170,000



Monthly Inventory Analysis

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October 2015

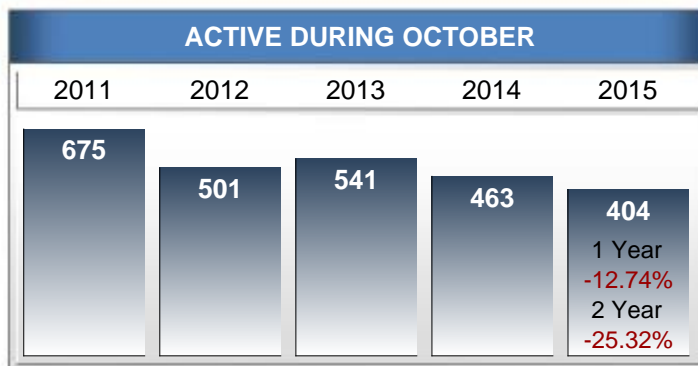
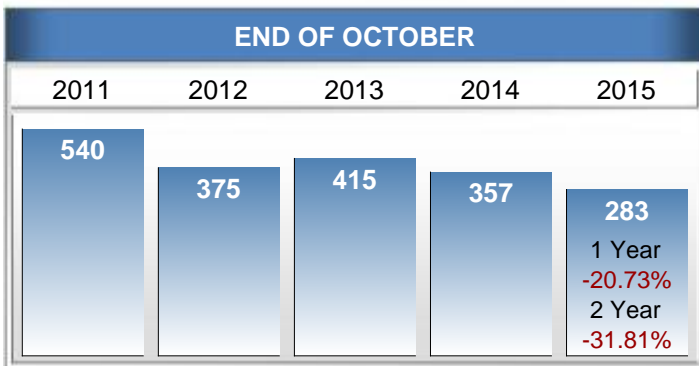
Active Inventory as of Nov 05, 2015



Active Inventory

Report Produced on: Nov 06, 2015

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



Active Inventory

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5yr OCT AVG = 394	3 MONTHS						
High Jul 2011 = 573 Low Oct 2015 = 283 Inventory this month at 283 , below the 5 yr OCT average of 394	<table border="1"> <tr> <td>AUG</td> <td>314</td> </tr> <tr> <td>SEP</td> <td>298</td> </tr> <tr> <td>OCT</td> <td>283</td> </tr> </table> <p>-5.10% -5.03%</p>	AUG	314	SEP	298	OCT	283
AUG	314						
SEP	298						
OCT	283						

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$40,000 and less	13	4.59%	50.0	7	6	0	0		
\$40,001 \$60,000	52	18.37%	59.0	21	25	5	1		
\$60,001 \$70,000	41	14.49%	92.0	11	29	1	0		
\$70,001 \$90,000	59	20.85%	40.0	6	50	3	0		
\$90,001 \$140,000	50	17.67%	65.5	0	46	3	1		
\$140,001 \$190,000	37	13.07%	65.0	1	28	8	0		
\$190,001 and up	31	10.95%	45.0	2	16	12	1		
Total Active Inventory by Units:				283	58.0	48	200	32	3
Total Active Inventory by Volume:				29,921,375		3.23M	21.25M	5.01M	424.00K
Median Active Inventory Listing Price:				\$84,400		\$59,900	\$88,500	\$158,792	\$124,000



Monthly Inventory Analysis

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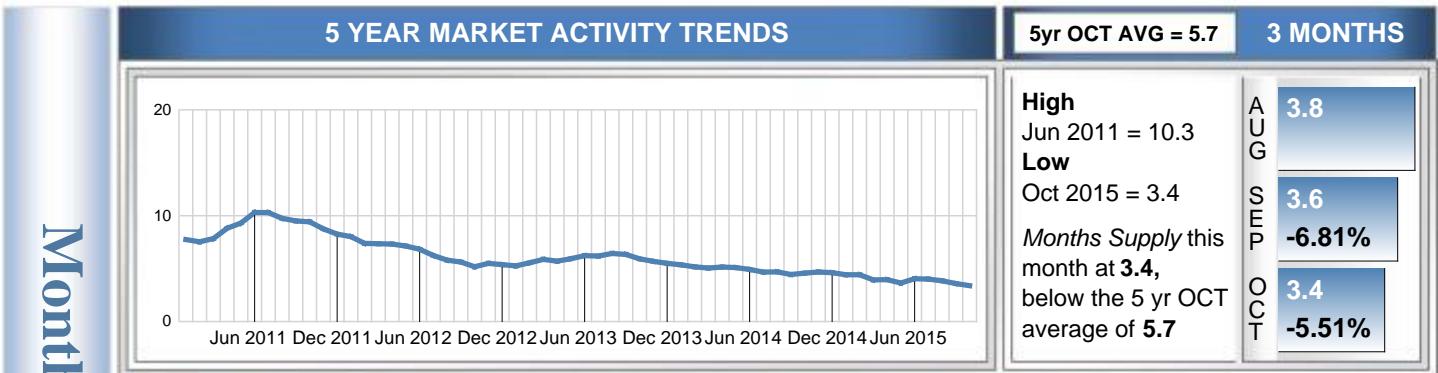
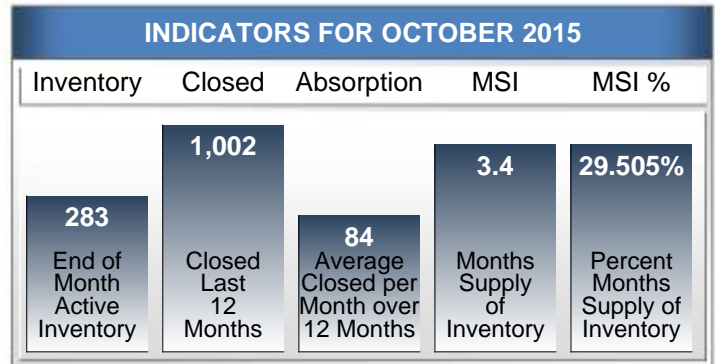
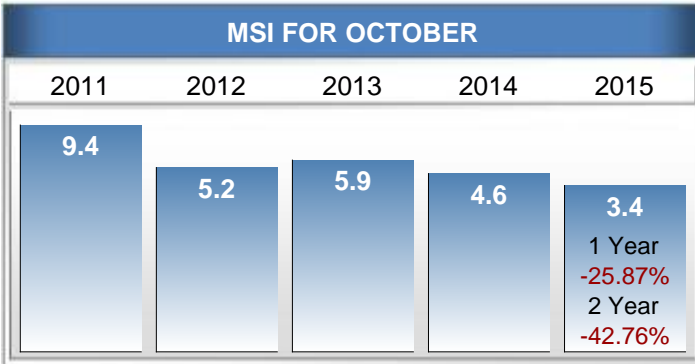
Active Inventory as of Nov 05, 2015



Months Supply of Inventory

Report Produced on: Nov 06, 2015

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



Months Supply

Ready to Buy or Sell Real Estate?
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MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$40,000 and less	13	4.59%	1.6	2.2	1.2	0.0	0.0
\$40,001 - \$60,000	52	18.37%	3.6	6.3	2.4	7.5	0.0
\$60,001 - \$70,000	41	14.49%	4.8	5.7	4.8	2.4	0.0
\$70,001 - \$90,000	59	20.85%	4.2	5.1	4.2	2.8	0.0
\$90,001 - \$140,000	50	17.67%	2.5	0.0	2.8	1.0	6.0
\$140,001 - \$190,000	37	13.07%	2.8	4.0	3.0	2.2	0.0
\$190,001 and up	31	10.95%	6.8	24.0	8.0	5.1	6.0
MSI:	3.4			4.6	3.3	2.9	5.1
Total Active Inventory:	283			48	200	32	3



Monthly Inventory Analysis

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October 2015

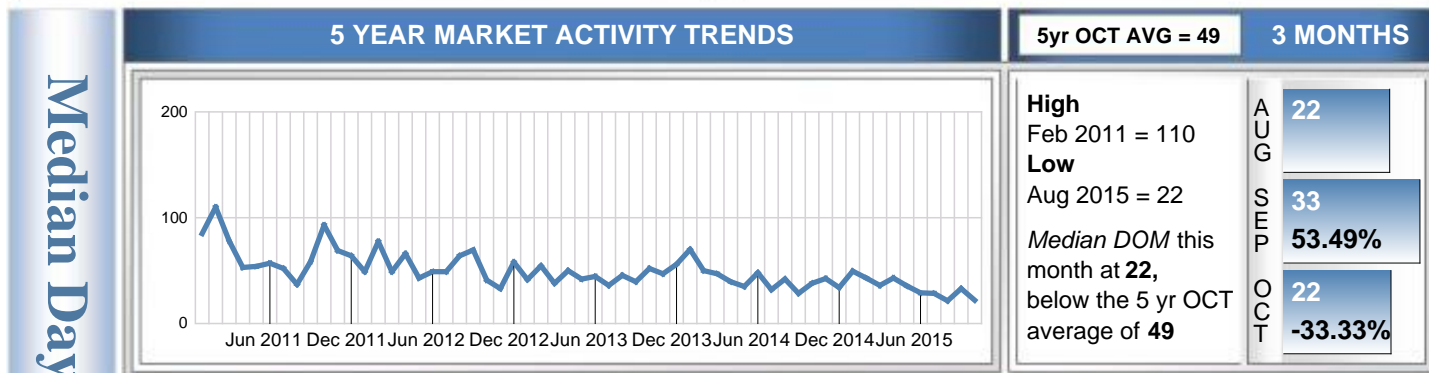
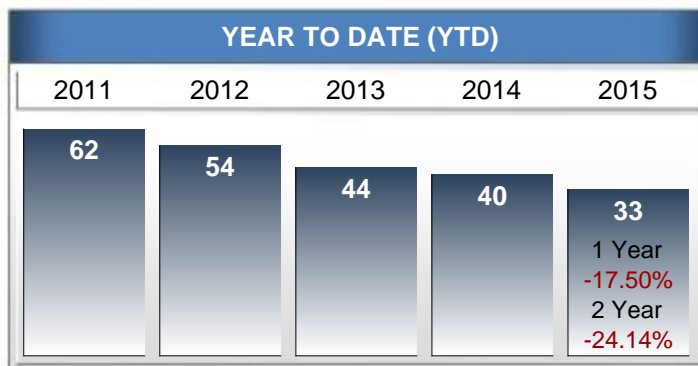
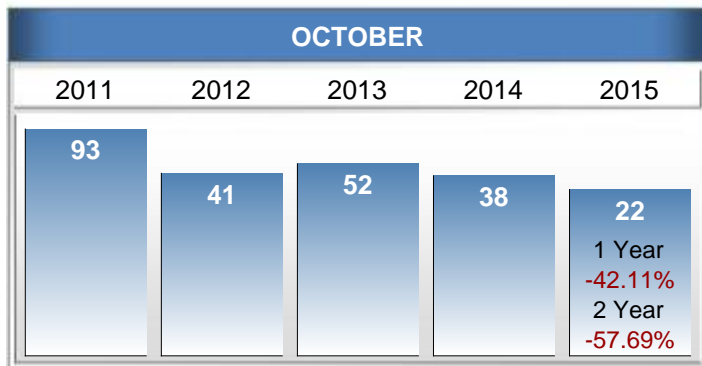
Closed Sales as of Nov 05, 2015



Median Days on Market to Sale

Report Produced on: Nov 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			5.62%	13.0	37.5	13.0	0.0	0.0
\$30,001 \$50,000	14			15.73%	17.5	13.0	22.0	0.0	0.0
\$50,001 \$70,000	15			16.85%	25.0	103.0	24.0	0.0	0.0
\$70,001 \$90,000	21			23.60%	28.0	69.0	19.0	38.0	0.0
\$90,001 \$120,000	12			13.48%	24.0	47.0	18.0	0.0	0.0
\$120,001 \$180,000	14			15.73%	17.0	0.0	13.0	29.5	49.0
\$180,001 and up	8			8.99%	33.5	0.0	45.0	22.0	0.0
Median Closed DOM:	22.0					50.0	19.5	30.0	49.0
Total Closed Units:	89					14	70	4	1
Total Closed Volume:	8,248,518					808.13K	6.68M	596.00K	160.00K



Monthly Inventory Analysis

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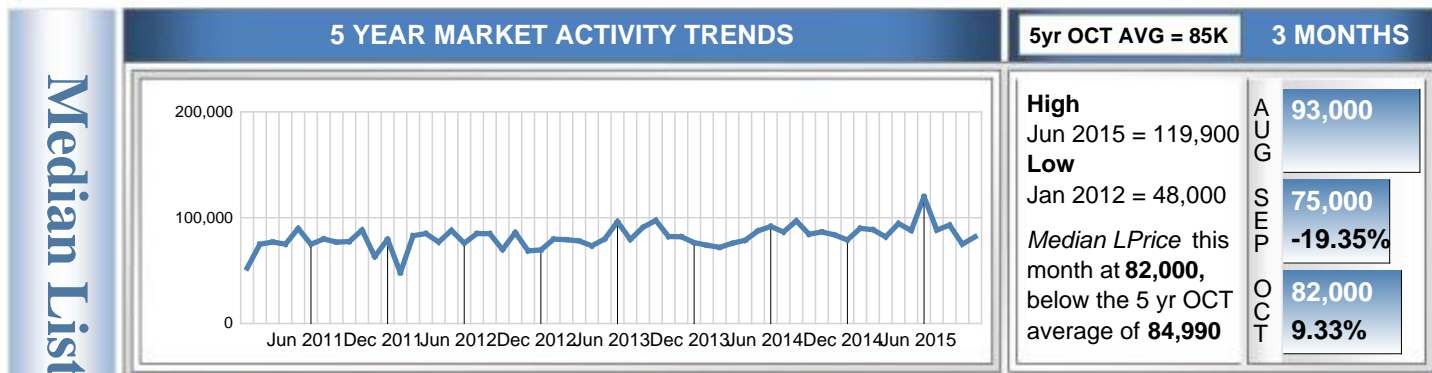
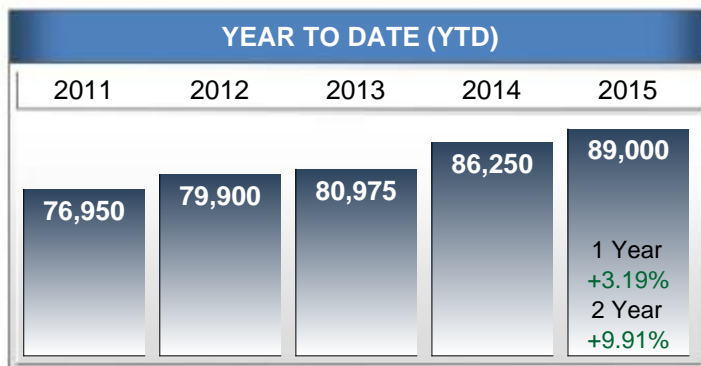
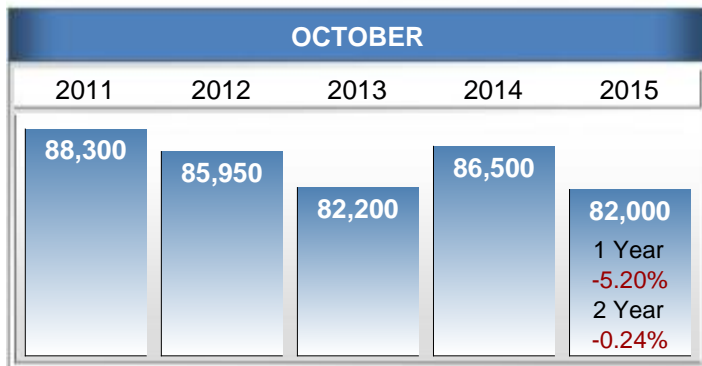
Closed Sales as of Nov 05, 2015



Median List Price at Closing

Report Produced on: Nov 06, 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+
\$30,000 and less	4		4.49%	27,615	24,250	28,315	0	0
\$30,001 \$50,000	13		14.61%	40,000	35,000	40,100	0	0
\$50,001 \$70,000	16		17.98%	61,250	57,700	64,900	0	0
\$70,001 \$90,000	23		25.84%	82,000	82,450	83,500	80,000	0
\$90,001 \$120,000	11		12.36%	99,900	99,900	104,900	0	0
\$120,001 \$180,000	13		14.61%	154,900	0	154,900	155,500	172,500
\$180,001 and up	9		10.11%	185,500	0	197,900	183,000	0
Median List Price:		\$82,000			\$57,700	\$86,450	\$168,500	\$172,500
Total Closed Units:		89			14	70	4	1
Total List Volume:		8,413,052			814.40K	6.82M	601.50K	172.50K



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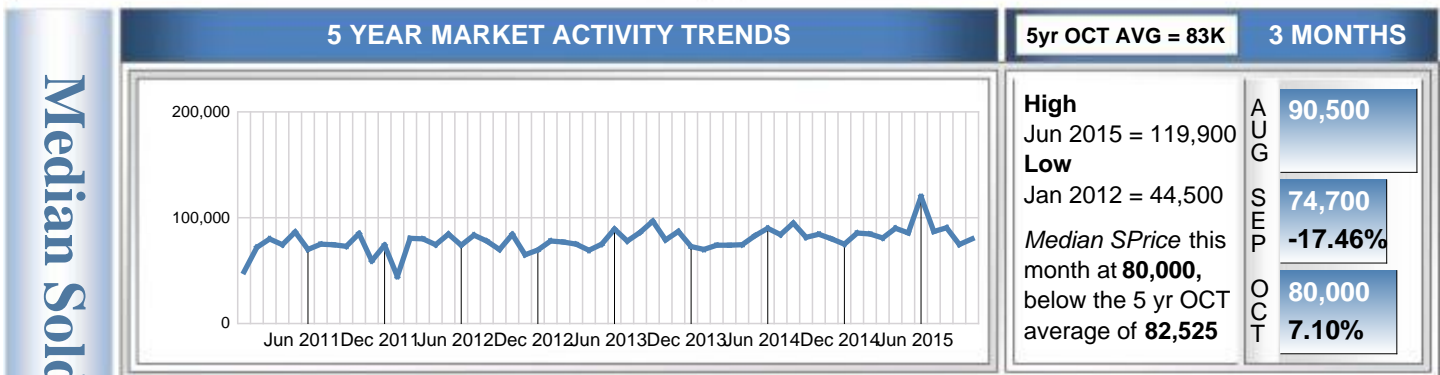
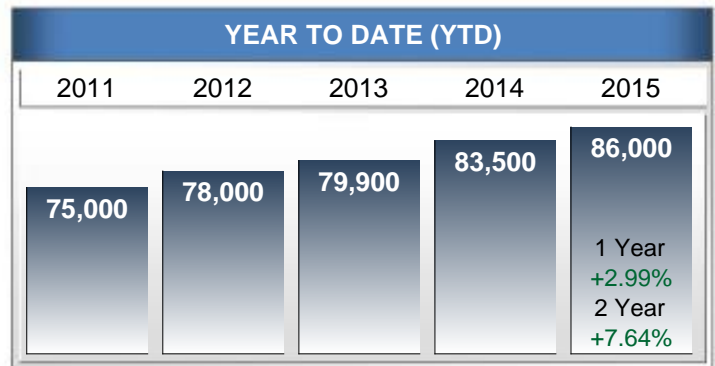
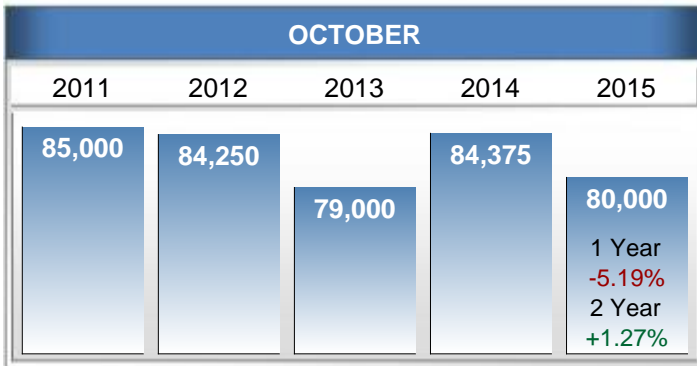
Closed Sales as of Nov 05, 2015



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		5.62%	25,000	24,500	25,000	0	0
\$30,001 - \$50,000	14		15.73%	40,778	41,020	39,900	0	0
\$50,001 - \$70,000	15		16.85%	60,000	60,375	60,000	0	0
\$70,001 - \$90,000	21		23.60%	80,000	82,450	82,250	79,000	0
\$90,001 - \$120,000	12		13.48%	104,950	92,000	107,500	0	0
\$120,001 - \$180,000	14		15.73%	154,934	0	150,000	167,750	160,000
\$180,001 and up	8		8.99%	190,250	0	195,500	181,500	0
Median Closed Price:		\$80,000			\$50,500	\$85,000	\$167,750	\$160,000
Total Closed Units:		89			14	70	4	1
Total Closed Volume:		8,248,518			808.13K	6.68M	596.00K	160.00K



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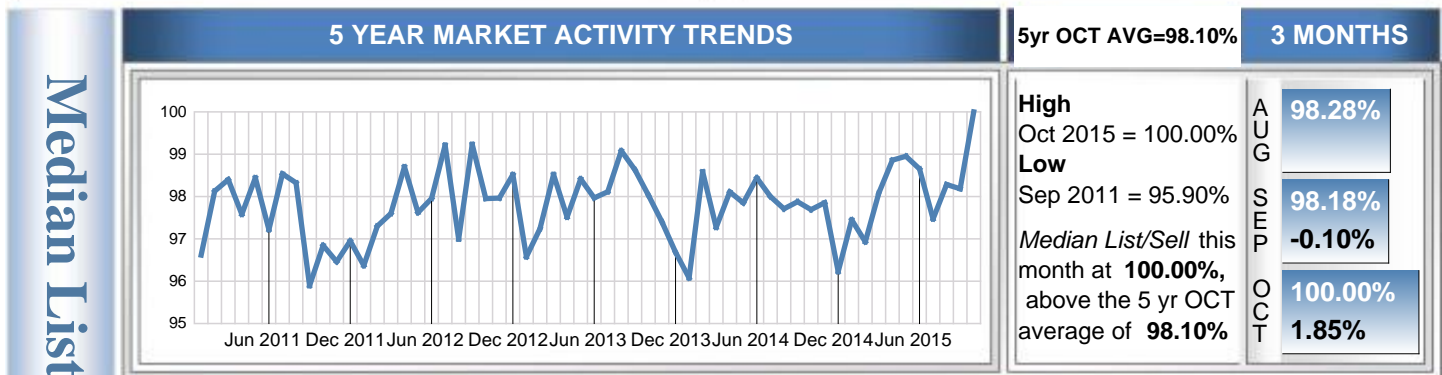
Closed Sales as of Nov 05, 2015



Median Percent of List Price to Selling 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	5.62%	100.00%	101.25%	62.50%	0.00%	0.00%
\$30,001 \$50,000	14	15.73%	91.10%	90.12%	91.29%	0.00%	0.00%
\$50,001 \$70,000	15	16.85%	94.28%	91.69%	95.89%	0.00%	0.00%
\$70,001 \$90,000	21	23.60%	100.00%	102.88%	100.00%	98.75%	0.00%
\$90,001 \$120,000	12	13.48%	100.00%	92.09%	100.00%	0.00%	0.00%
\$120,001 \$180,000	14	15.73%	100.00%	0.00%	100.00%	98.78%	92.75%
\$180,001 and up	8	8.99%	99.87%	0.00%	99.73%	100.00%	0.00%
Median List/Sell Ratio:	100.00%			100.00%	99.94%	99.38%	92.75%
Total Closed Units:	89			14	70	4	1
Total Closed Volume:	8,248,518			808.13K	6.68M	596.00K	160.00K

Median List/Sell Price

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



Monthly Inventory Analysis

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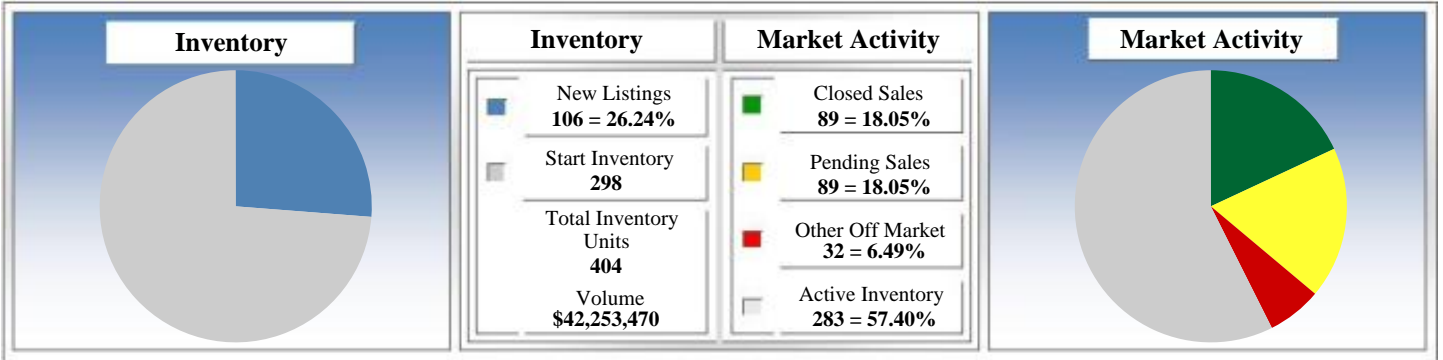
Inventory as of Nov 05, 2015



Market Summary

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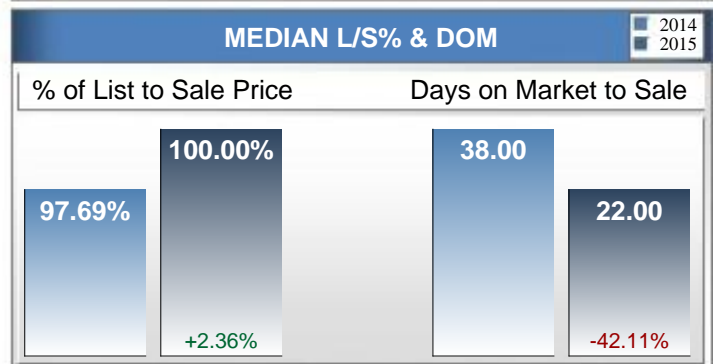
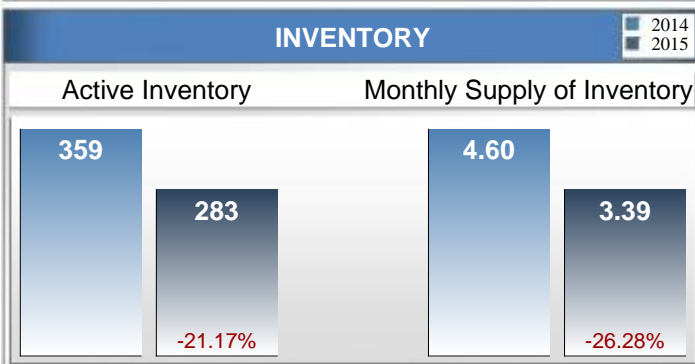
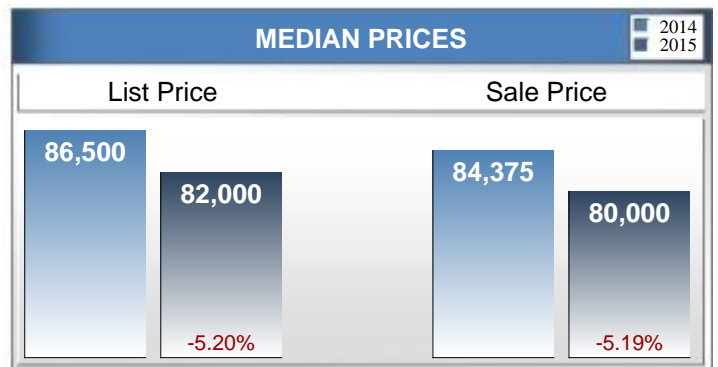
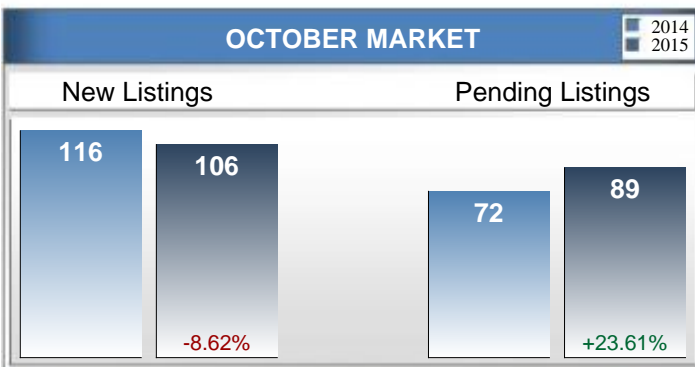
Area Delimited by Cities Del City, Midwest City - Residential Property Type



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

Active Inventory as of October 31, 2015 = **283**

	OCTOBER			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	84	89	5.95%	804	873	8.58%
Pending Sales	72	89	23.61%	828	916	10.63%
New Listings	116	106	-8.62%	1,214	1,200	-1.15%
Median List Price	86,500	82,000	-5.20%	86,250	89,000	3.19%
Median Sale Price	84,375	80,000	-5.19%	83,500	86,000	2.99%
Median Percent of List Price to Selling Price	97.69%	100.00%	2.36%	97.89%	98.37%	0.48%
Median Days on Market to Sale	38.00	22.00	-42.11%	40.00	33.00	-17.50%
Monthly Inventory	359	283	-21.17%	359	283	-21.17%
Months Supply of Inventory	4.60	3.39	-26.28%	4.60	3.39	-26.28%





October 2015

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



Closed Sales by Units

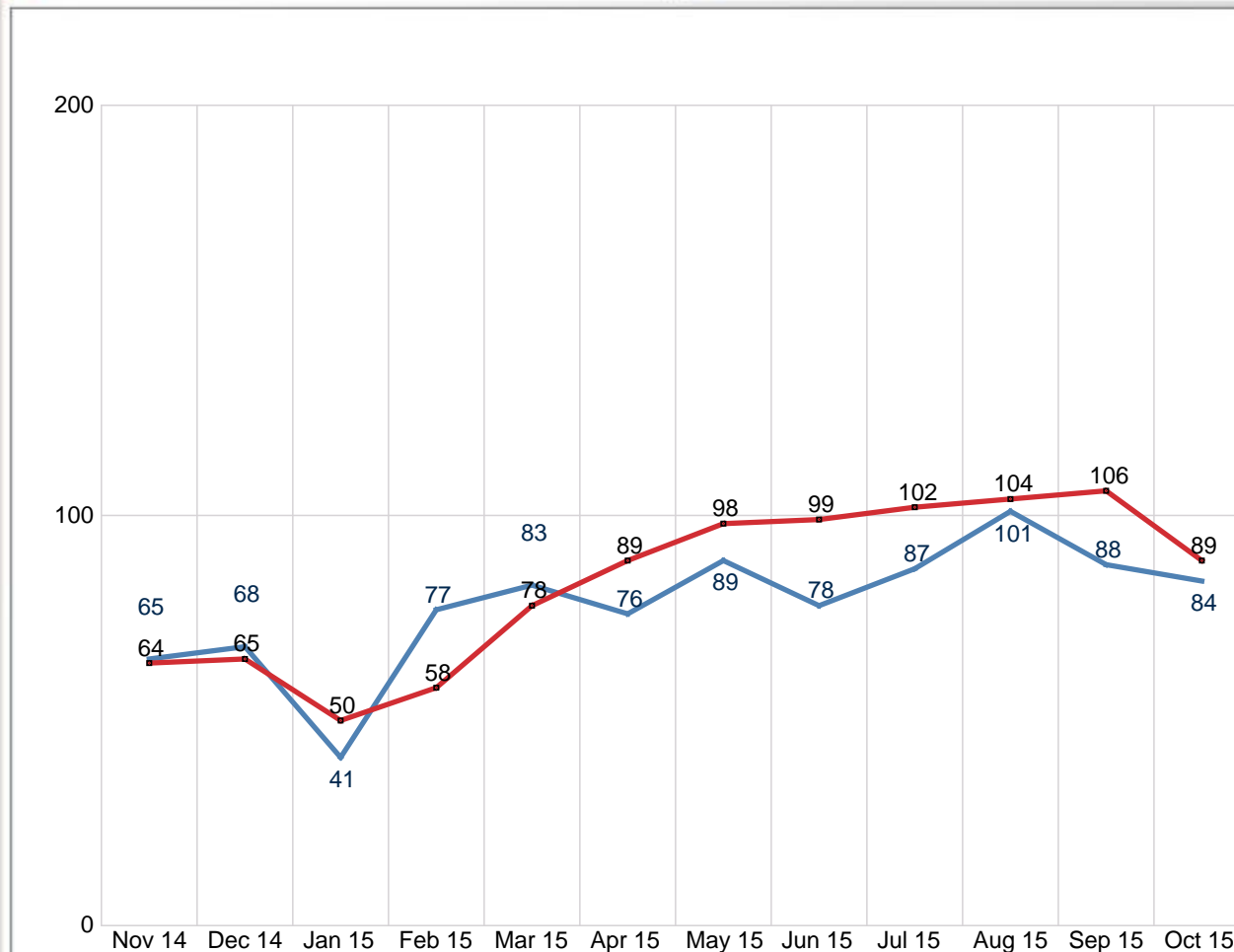
Report Produced on: Nov 06, 2015

Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Market Trends

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

■ November 2014 - October 2015 (Current Year with Values)
 ■ November 2013 - October 2014 (Previous Year)



Comparative Analysis

OCTOBER

2014	2015
84	89
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 5.95%	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
804	873
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 8.58%	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
937	1,002
<div style="color: green; font-weight: bold; font-size: 24px;">↑</div> 6.94%	



October 2015

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



Closed Sales by Volume

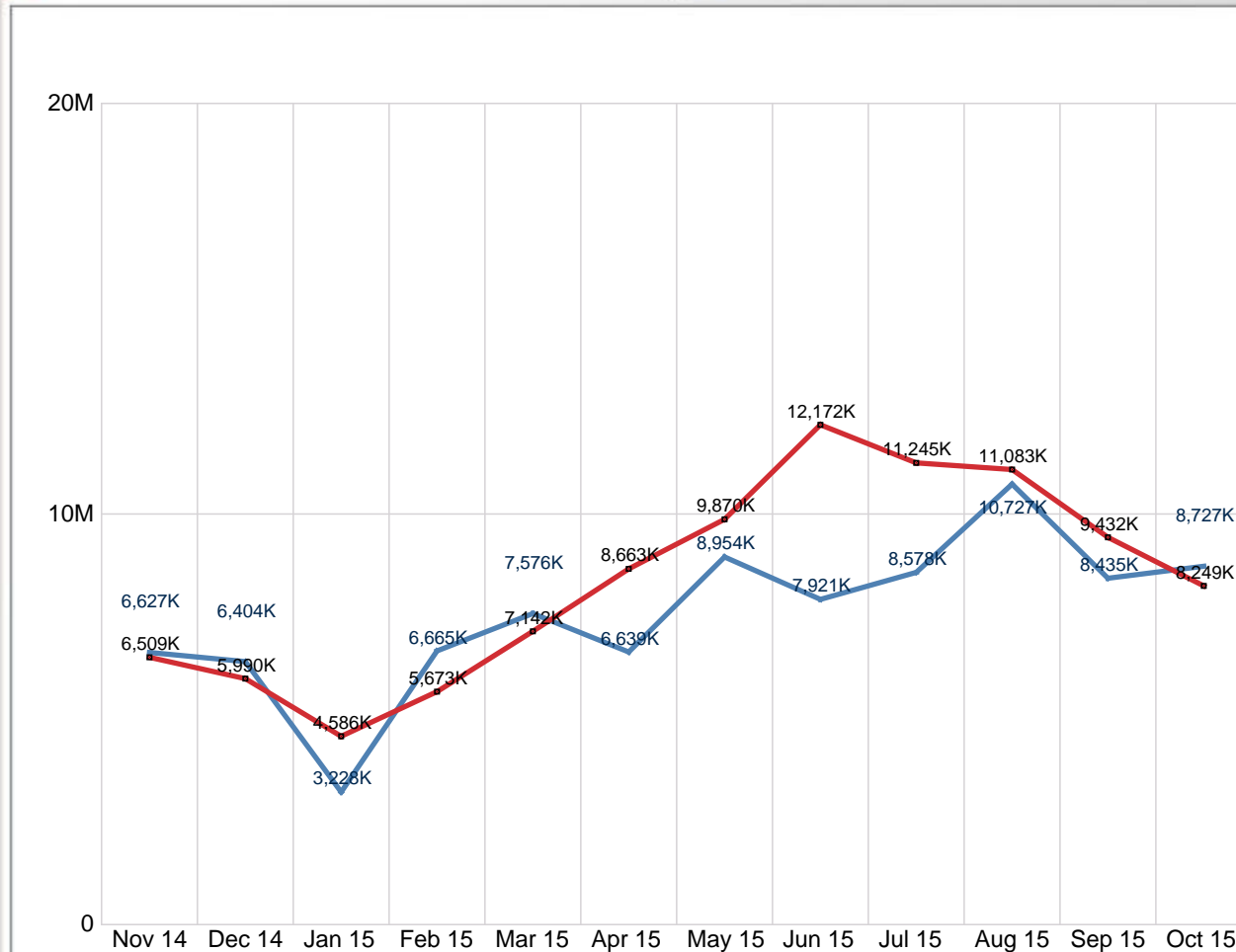
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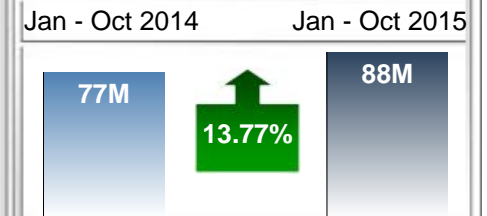


Comparative Analysis

OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

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



Closed Sales by Average Days on Market

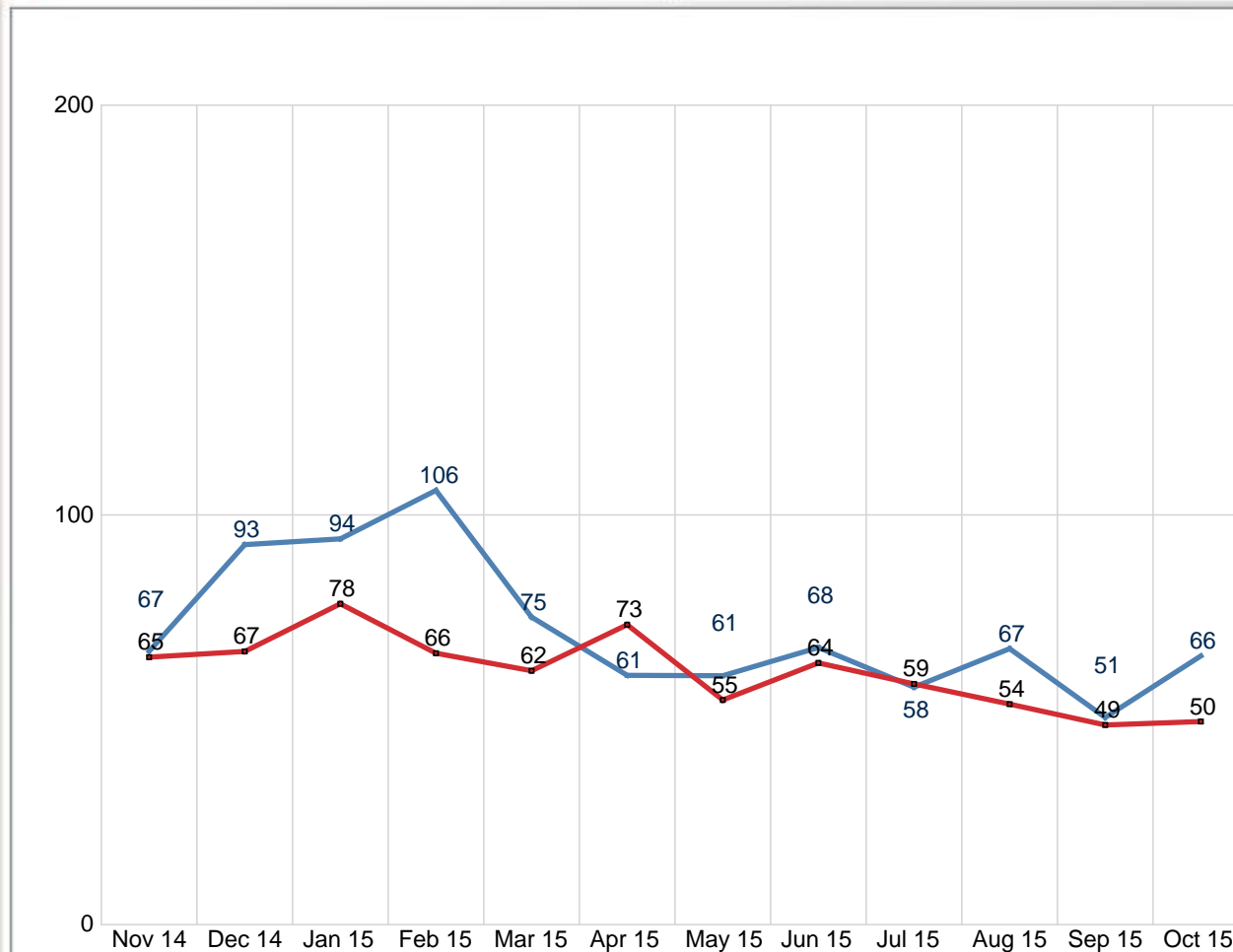
Data compiled from the Oklahoma City Metropolitan Association of REALTORS®

Report Produced on: Nov 06, 2015

Market Trends

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Comparative Analysis

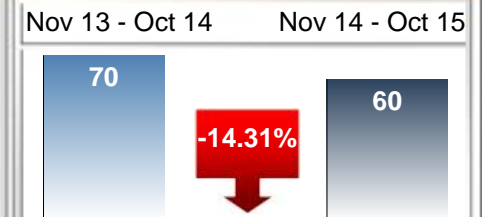
OCTOBER



YEAR TO DATE (YTD)



12 MONTH COMPARATIVE





October 2015

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



Closed Sales by Average Asked per Sold Ratio

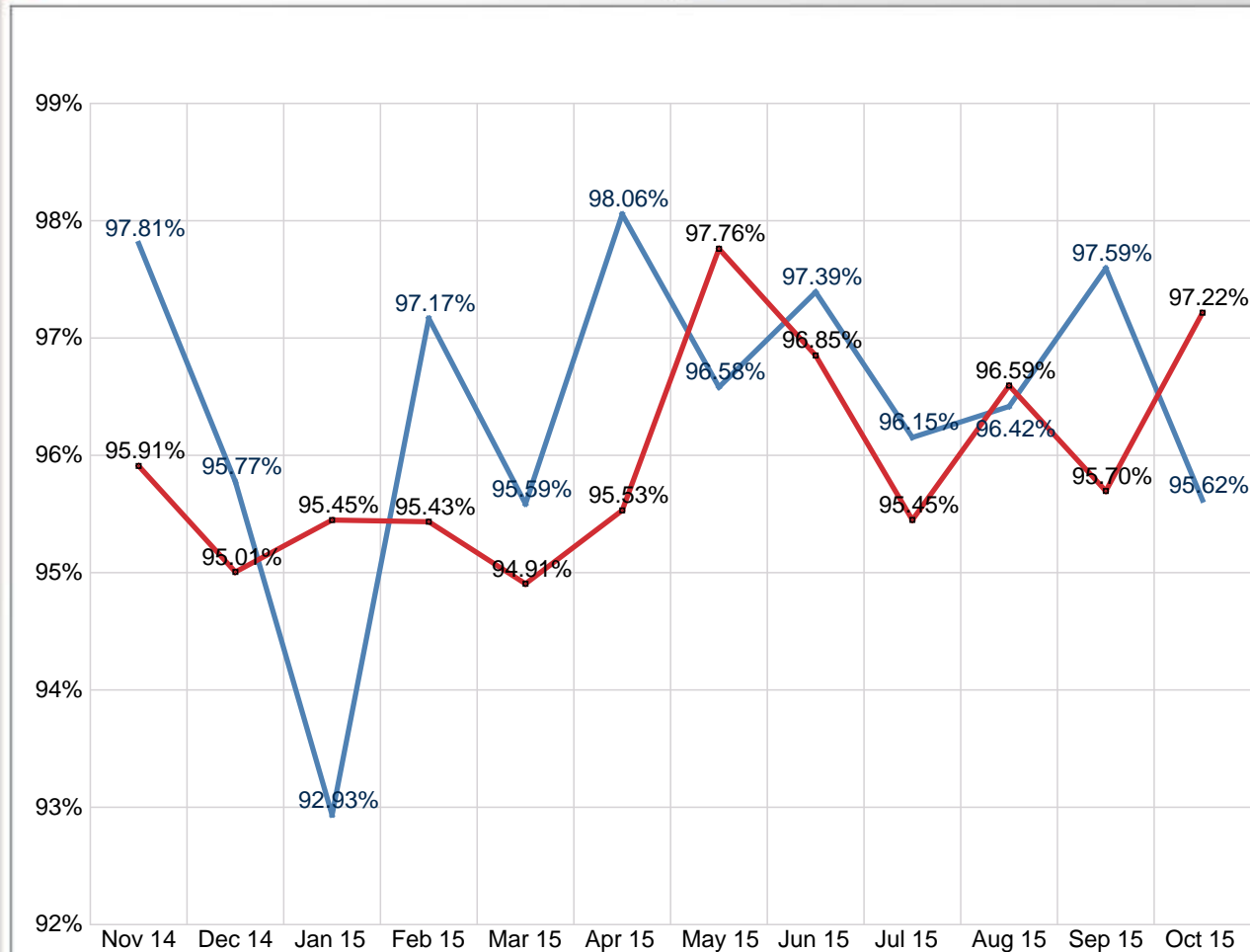
Report Produced on: Nov 06, 2015

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Market Trends

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Comparative Analysis

OCTOBER

2014	2015
95.62%	97.22%
<div style="color: green; font-size: 2em;">↑</div> 1.67%	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
96.51%	96.17%
<div style="color: red; font-size: 2em;">↓</div> -0.35%	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
96.55%	96.08%
<div style="color: red; font-size: 2em;">↓</div> -0.48%	



October 2015

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



Closed Sales by Average Sold Price

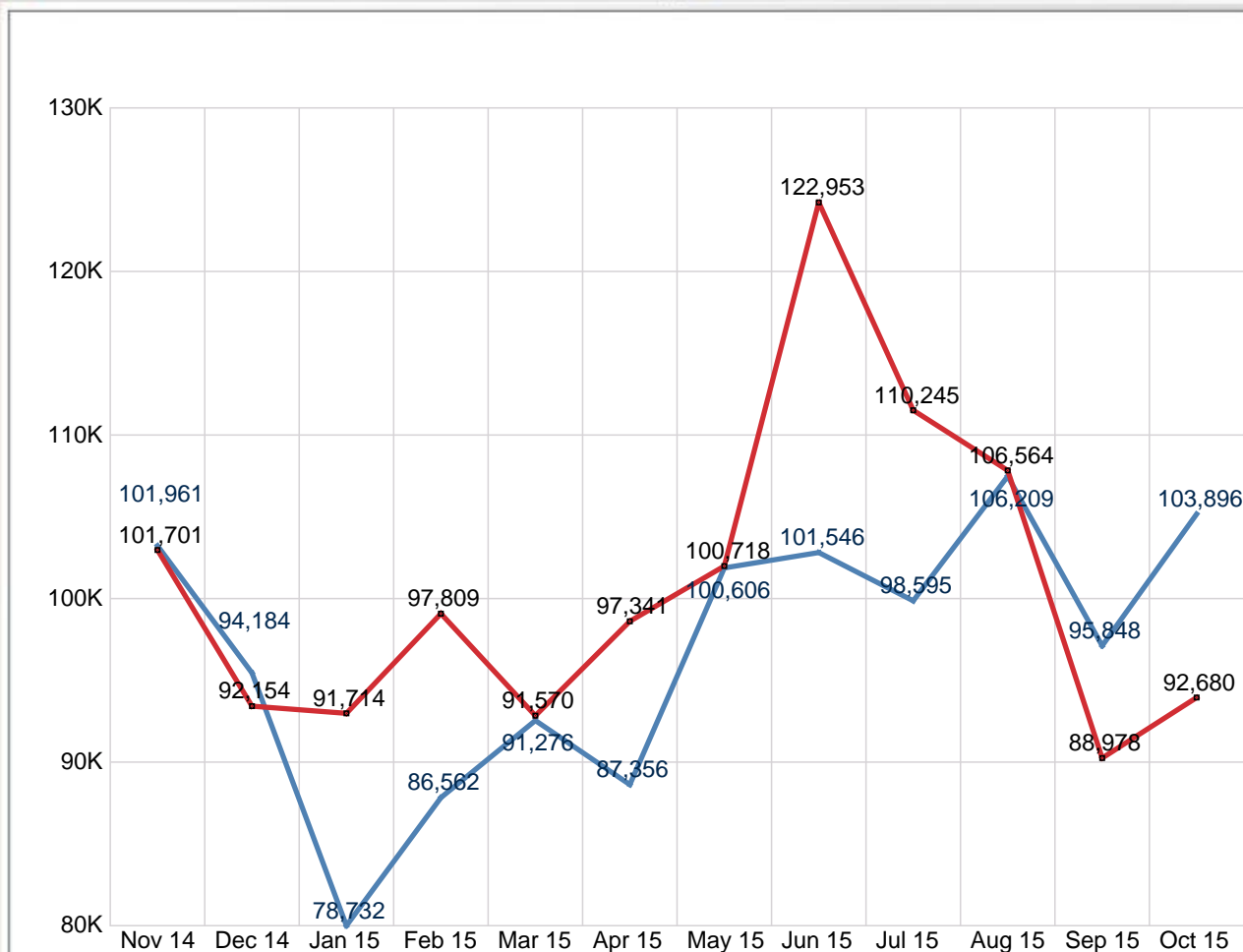
Report Produced on: Nov 06, 2015

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Market Trends

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 ■ November 2013 - October 2014 (Previous Year)



Comparative Analysis

OCTOBER

2014	2015
103,896	92,680
<div style="background-color: red; color: white; padding: 5px; display: inline-block;">-10.80%</div>	

YEAR TO DATE (YTD)

Jan - Oct 2014	Jan - Oct 2015
96,330	100,934
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">4.78%</div>	

12 MONTH COMPARATIVE

Nov 13 - Oct 14	Nov 14 - Oct 15
96,565	100,413
<div style="background-color: green; color: white; padding: 5px; display: inline-block;">3.98%</div>	