



February 2015

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

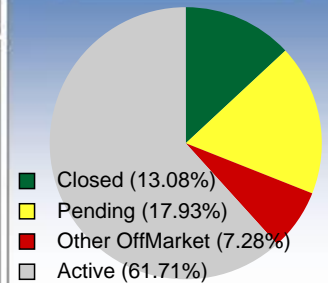


Absorption: Last 12 months, an Average of **1,734** Sales/Month

Active Inventory as of February 28, 2015 = **6,117**

	FEBRUARY		
	2014	2015	+/- %
Closed Listings	1,220	1,296	6.23%
Pending Listings	1,536	1,777	15.69%
New Listings	1,990	2,207	10.90%
Median List Price	146,250	154,900	5.91%
Median Sale Price	142,700	151,477	6.15%
Median Percent of List Price to Selling Price	98.33%	98.73%	0.40%
Median Days on Market to Sale	58.00	44.00	-24.14%
End of Month Inventory	7,039	6,117	-13.10%
Months Supply of Inventory	4.29	3.53	-17.77%

Market Activity



Report Produced on: Mar 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 February 2015 decreased **13.10%** to 6,117 existing homes available for sale. Over the last 12 months this area has had an average of 1,734 closed sales per month. This represents an unsold inventory index of **3.53** 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 **6.15%** in February 2015 to \$151,477 versus the previous year at \$142,700.

Median Days on Market Shortens

The median number of **44.00** days that homes spent on the market before selling decreased by 14.00 days or **24.14%** in February 2015 compared to last year's same month at **58.00** DOM.

Sales Success for February 2015 is Positive

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

There were 2,207 New Listings in February 2015, up **10.90%** from last year at 1,990. Furthermore, there were 1,296 Closed Listings this month versus last year at 1,220, a **6.23%** increase.

Closed versus Listed trends yielded a **58.7%** ratio, down from last year's February 2015 at **61.3%**, a **4.22%** 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 -

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MEMORANDUM

DATE: March 6, 2015
TO: Association Members
FROM: Nels Petersen, MLS Board President
SUBJECT: MLS Statistical Reports

Attached please find copies of the MLS Statistical Reports for

February 2015

PLEASE NOTE

If you are going to be utilizing the MLS Statistical information for public mass-media advertisement or in other public representations, use of that information must be in accordance with Section 13 of the MLS Rules and Regulations.

Section 13 Limitations on Use of MLS Information

Use of information from MLS compilation of current listing information, from the association's statistical report, or from any sold or comparable report of the association or MLS for public mass-media advertising by an MLS participant or in other public representations, may not be prohibited.

However, any print or non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by the association or its MLS must clearly demonstrate the period of time over which such claims are based and must include the following, or substantially similar, notice:

Based on information from the MLSOK.com for the period (2/01/2015) through (2/28/2015), while information is deemed reliable it is not guaranteed.

MLSOK shall have no liability or responsibility for the truth or accuracy of any data or information contained in any advertising or other public representation made or sponsored by a Participant and/or by any of its affiliated Licensees, and each of such Participant and its affiliated Licensees hereby agrees to indemnify MLSOK.com and to hold the MLS harmless from and against any liability, damage, cost and expense arising from or out of any such advertising or other public representation.

If you have any questions, please feel free to contact Bobby Gaither at the Association Office.

MEMORANDUM

FROM: Oklahoma City Metropolitan Association of REALTORS®

DATE: March 6, 2015

SUBJECT: Monthly Housing Statistics

Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **February 2015** as compared to **January 2015** and **February 2014**.

These statistics are supplied by MLSOK Multiple Listing Service and should you have any questions, please contact Bobby Gaither at 405-840-1493.

	<u>February 2015</u>	<u>January 2015</u>	<u>February 2014</u>
TOTAL CLOSED	1298	1130	1212
TOTAL \$ VOLUME	\$ 236,426,054	\$ 209,722,721	\$ 200,321,526
AVERAGE PRICE	\$ 182,146	\$ 185,595	\$ 165,282
MEDIAN PRICE	\$ 151,477	\$ 147,000	\$ 143,000
AVG INT. RATE	3.79 %	3.58 %	3.87 %
% SELLING PRICE TO LIST PRICE	98 %	97 %	97 %
DAYS ON MARKET	69	75	81
NUMBER OF LISTINGS	5854	5953	6129

TOTAL CLOSED	1298
TOTAL \$ VOLUME	\$ 236,426,054
AVERAGE SELLING PRICE	\$ 182,146
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 151,477
AVERAGE INT. RATE AT CLOSING	3.79 %
AVERAGE DAYS ON MARKET	69
# OF ACTIVE LISTINGS AT MONTH END	5854
TOTAL UNDER CONTRACT (Pending)	1525
AVERAGE VALUE (Pending)	\$ 183,917

RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:

Condos
Half Duplexes
Manufactured Homes
Patio Homes
Single Family Homes
Townhouses

MONTH	TOTAL CLOSED	DOLLAR VOLUME	RESIDENTIAL LISTINGS PROCESSED
January	1130	\$ 209,722,721	2595
February	1298	\$ 236,426,054	2823