



May 2013

Area Delimited by Entire OK State MLS -
Single-Family Property Type

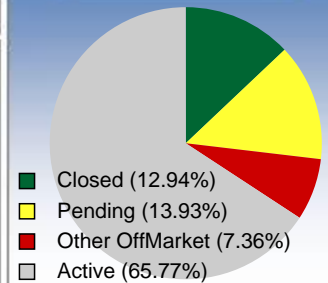


Absorption: Last 12 months, an Average of **3,516** Sales/Month

Active Inventory as of May 31, 2013 = **20,990**

	MAY		
	2012	2013	+/- %
Closed Listings	4,051	4,128	1.90%
Pending Listings	3,945	4,447	12.72%
New Listings	6,861	6,747	-1.66%
Average List Price	163,437	173,099	5.91%
Average Sale Price	158,177	167,510	5.90%
Average Percent of List Price to Selling Price	96.57%	96.92%	0.36%
Average Days on Market to Sale	80.28	71.73	-10.65%
End of Month Inventory	24,653	20,990	-14.86%
Months Supply of Inventory	7.72	5.97	-22.67%

Market Activity



Report Produced on: Jun 14, 2013

Monthly Inventory Analysis

Data from the **The Oklahoma Association of REALTORS®**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2013 decreased **14.86%** to 20,990 existing homes available for sale. Over the last 12 months this area has had an average of 3,516 closed sales per month. This represents an unsold inventory index of **5.97** MSI for this period.

Average Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **5.90%** in May 2013 to \$167,510 versus the previous year at \$158,177.

Average Days on Market Shortens

The average number of **71.73** days that homes spent on the market before selling decreased by 8.55 days or **10.65%** in May 2013 compared to last year's same month at **80.28** DOM.

Sales Success for May 2013 is Positive

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

There were 6,747 New Listings in May 2013, down **1.66%** from last year at 6,861. Furthermore, there were 4,128 Closed Listings this month versus last year at 4,051, a **1.90%** increase.

Closed versus Listed trends yielded a **61.2%** ratio, up from last year's May 2013 at **59.0%**, a **3.62%** 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?

For more information, contact:

Steve Reese - Vice President, Marketing
405-848-9944
steve@oklahomarealtors.com
Or visit: www.OklahomaRealtors.com



Monthly Inventory Analysis

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May 2013

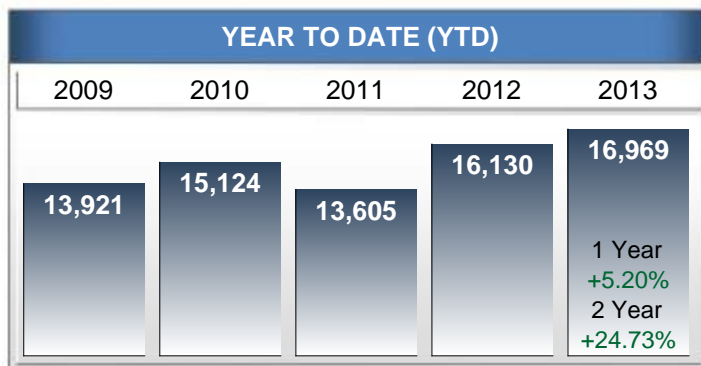
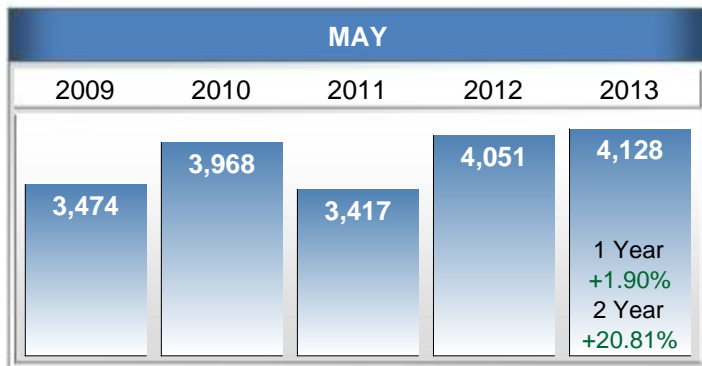
Closed Sales as of Jun 12, 2013



Closed Listings

Report Produced on: Jun 14, 2013

Area Delimited by Entire OK State MLS - Single-Family Property Type



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	404	9.79%	73.3	178	208	16	2
\$50,001 - \$75,000	358	8.67%	79.8	99	222	34	3
\$75,001 - \$100,000	433	10.49%	81.0	116	275	40	2
\$100,001 - \$150,000	1,063	25.75%	67.6	168	761	130	4
\$150,001 - \$200,000	768	18.60%	69.8	96	463	202	7
\$200,001 - \$275,000	589	14.27%	67.0	67	244	258	20
\$275,001 and up	513	12.43%	73.8	47	122	288	56
Total Closed Units:	4,128		71.7	771	2295	968	94
Total Closed Volume:	691,480,012			92.02M	324.41M	233.32M	41.73M
Average Closed Price:	\$167,510			\$119,350	\$141,356	\$241,037	\$443,890

Closed Listings

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



Monthly Inventory Analysis

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May 2013

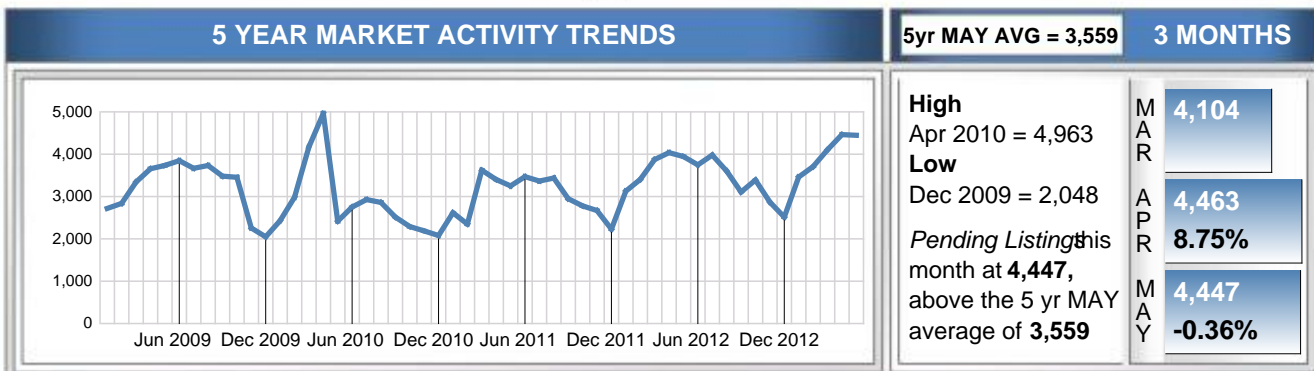
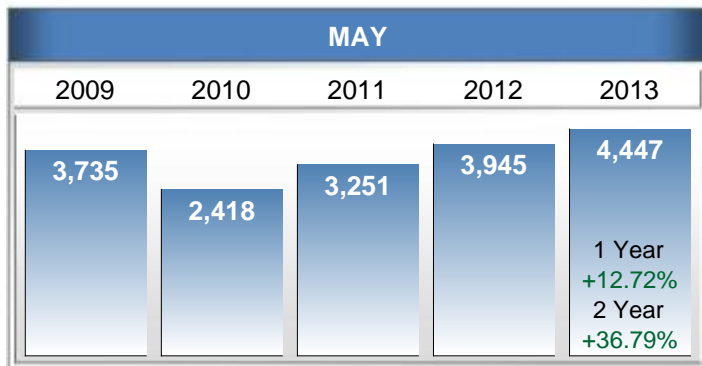
Pending Listings as of Jun 12, 2013



Pending Listings

Report Produced on: Jun 14, 2013

Area Delimited by Entire OK State MLS - Single-Family 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		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$50,000 and less	416	9.35%	63.8	186	203	25	2	
\$50,001 - \$75,000	330	7.42%	70.8	102	200	22	6	
\$75,001 - \$100,000	481	10.82%	73.5	125	314	38	4	
\$100,001 - \$150,000	1,132	25.46%	60.5	219	792	114	7	
\$150,001 - \$200,000	884	19.88%	65.3	123	534	216	11	
\$200,001 - \$275,000	652	14.66%	69.1	88	260	291	13	
\$275,001 and up	552	12.41%	68.7	48	130	296	78	
Total Pending Units: 4,447				71.1	891	2433	1002	121
Total Pending Volume: 770,866,672					111.09M	354.19M	250.41M	55.18M
Average Listing Price: \$179,149					\$124,685	\$145,576	\$249,910	\$455,999



Monthly Inventory Analysis

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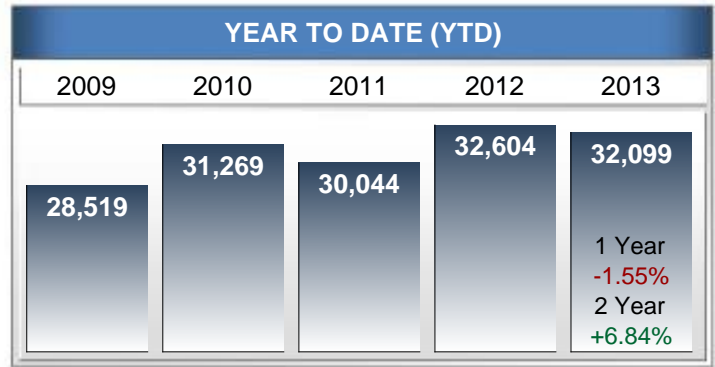
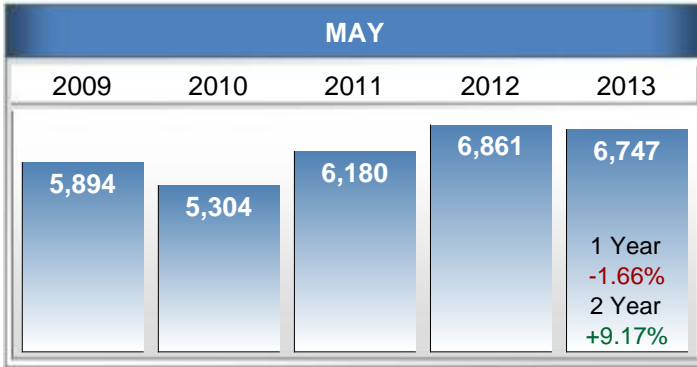
New Listings as of Jun 12, 2013



New Listings

Report Produced on: Jun 14, 2013

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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+
\$50,000 and less	588	8.71%	276	275	35	2
\$50,001 - \$75,000	596	8.83%	213	341	38	4
\$75,001 - \$100,000	743	11.01%	183	507	46	7
\$100,001 - \$175,000	2,232	33.08%	355	1,543	317	17
\$175,001 - \$225,000	957	14.18%	145	498	300	14
\$225,001 - \$325,000	847	12.55%	94	303	391	59
\$325,001 and up	784	11.62%	78	155	418	133
Total New Listed Units:			1344	3622	1545	236
Total New Listed Volume:			185.02M	545.07M	436.03M	117.52M
Average New Listed Listing Price:			\$137,667	\$150,490	\$282,223	\$497,968



Monthly Inventory Analysis

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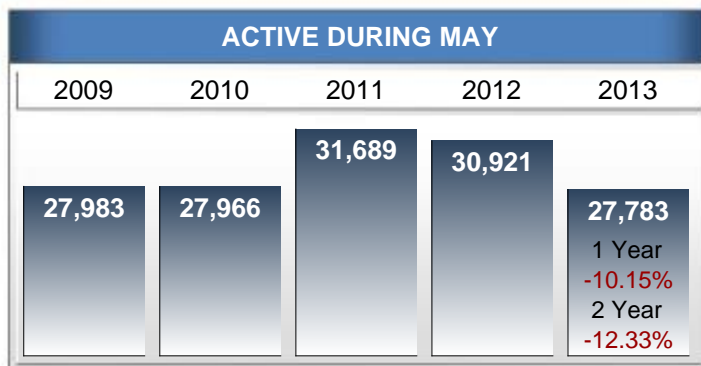
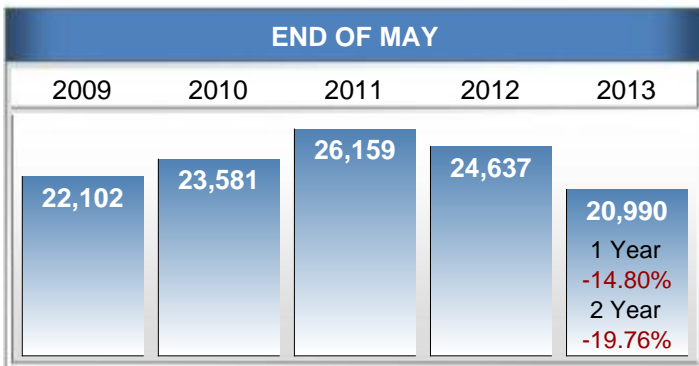
Active Inventory as of Jun 12, 2013



Active Inventory

Report Produced on: Jun 14, 2013

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Active Inventory

Ready to Buy or Sell Real Estate?
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5yr MAY AVG = 23,494 **3 MONTHS**

High
Jul 2011 = 27,315

Low
Dec 2009 = 20,264

Inventory this month at **20,990**, below the 5 yr MAY average of **23,494**

M A R	20,736
A P R	21,047
M A Y	20,990
	-0.27%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$50,000 and less	1,879	8.95%	123.6	1,013	756	101	9		
\$50,001 - \$75,000	2,226	10.61%	119.3	850	1,205	149	22		
\$75,001 - \$100,000	2,511	11.96%	109.3	688	1,579	224	20		
\$100,001 - \$175,000	6,247	29.76%	97.9	1,215	3,941	1,009	82		
\$175,001 - \$225,000	2,661	12.68%	99.0	414	1,329	848	70		
\$225,001 - \$375,000	3,388	16.14%	104.0	514	1,106	1,489	279		
\$375,001 and up	2,078	9.90%	117.9	185	418	996	479		
Total Active Inventory by Units:				20,990	106.9	4,879	10,334	4,816	961
Total Active Inventory by Volume:				4,240,557,434		671.39M	1.62B	1.40B	547.42M
Average Active Inventory Listing Price:				\$202,028		\$137,608	\$156,903	\$290,762	\$569,636



Monthly Inventory Analysis

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May 2013

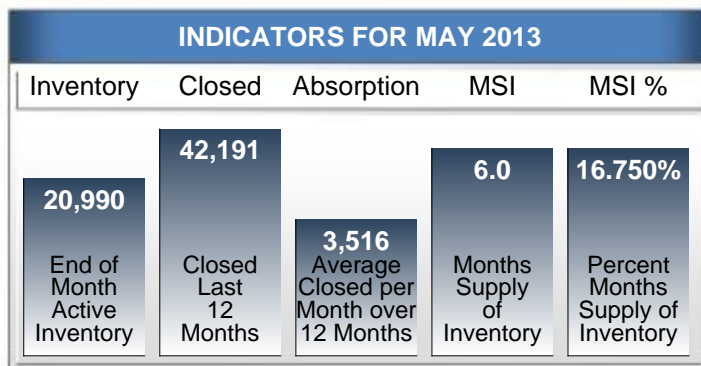
Active Inventory as of Jun 12, 2013



Months Supply of Inventory

Report Produced on: Jun 14, 2013

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Months Supply

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 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	1,879		8.95%	4.3	5.4	3.5	3.5	2.4
\$50,001 - \$80,000	2,792		13.30%	6.9	8.4	6.3	6.0	7.5
\$80,001 - \$110,000	2,617		12.47%	5.8	6.5	5.5	6.1	10.7
\$110,001 - \$170,000	5,222		24.88%	4.9	5.9	4.6	5.0	8.1
\$170,001 - \$240,000	3,600		17.15%	6.0	7.5	6.0	5.4	7.4
\$240,001 - \$370,000	2,724		12.98%	6.9	9.0	7.2	6.0	9.3
\$370,001 and up	2,156		10.27%	13.0	17.8	14.1	11.2	15.0
MSI:	6.0				6.8	5.4	6.2	10.6
Total Active Inventory:	20,990				4,879	10,334	4,816	961



Monthly Inventory Analysis

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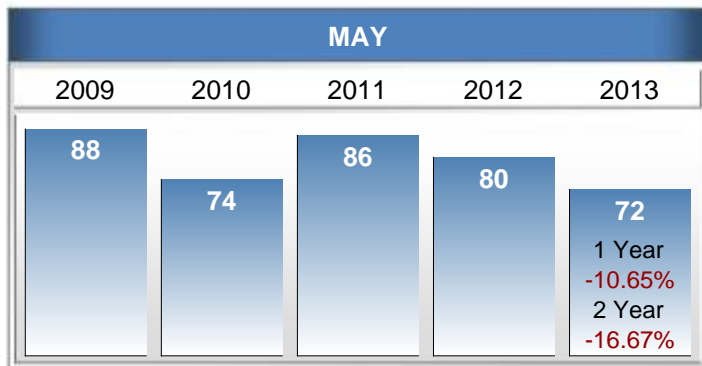
Closed Sales as of Jun 12, 2013



Average Days on Market to Sale

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Area Delimited by Entire OK State MLS - Single-Family Property Type



Average Days on Market

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

AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	404	9.79%	73.3	70.1	75.9	81.6	14.0
\$50,001 - \$75,000	358	8.67%	79.8	93.4	71.5	92.7	95.7
\$75,001 - \$100,000	433	10.49%	81.0	96.5	72.0	99.9	50.0
\$100,001 - \$150,000	1,063	25.75%	67.6	89.7	60.8	76.7	133.3
\$150,001 - \$200,000	768	18.60%	69.8	102.1	66.3	64.2	22.1
\$200,001 - \$275,000	589	14.27%	67.0	82.8	64.6	64.8	71.4
\$275,001 and up	513	12.43%	73.8	121.0	63.1	68.7	84.3
Average Closed DOM: 71.7				89.5	66.2	70.1	77.2
Total Closed Units: 4,128				771	2295	968	94
Total Closed Volume: 691,480,012				92.02M	324.41M	233.32M	41.73M



Monthly Inventory Analysis

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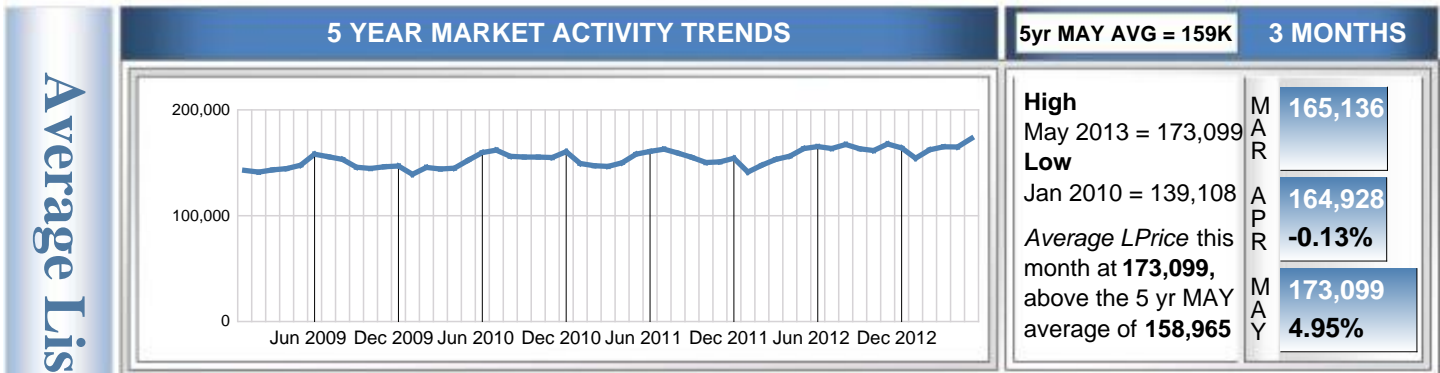
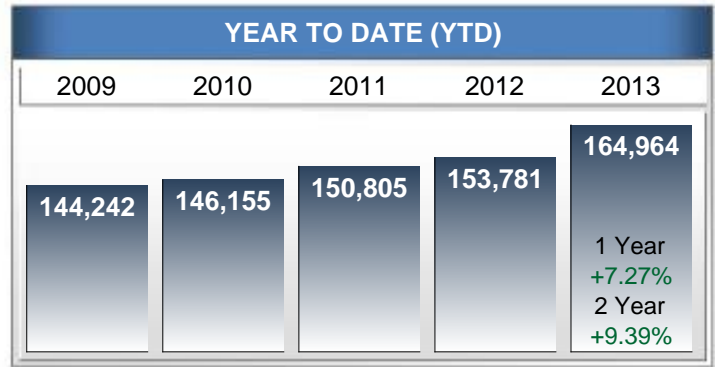
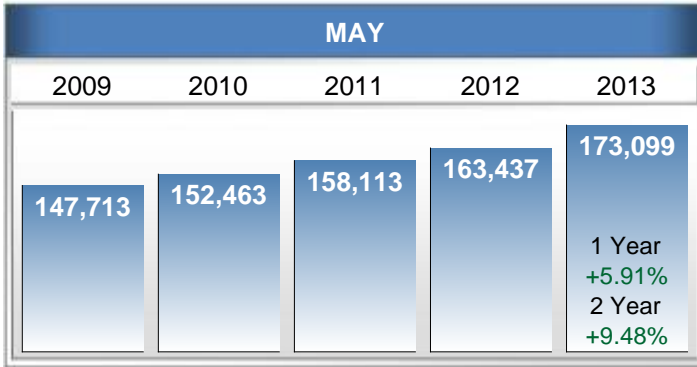
Closed Sales as of Jun 12, 2013



Average List Price at Closing

Report Produced on: Jun 14, 2013

Area Delimited by Entire OK State MLS - Single-Family Property Type



Average List Price

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

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVL\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	385	9.33%	32,507	31,869	35,906	33,329	33,000
\$50,001 - \$75,000	328	7.95%	64,760	66,247	67,228	70,578	70,867
\$75,001 - \$100,000	442	10.71%	88,806	90,864	91,822	94,155	88,500
\$100,001 - \$150,000	1,058	25.63%	128,736	131,051	130,239	134,828	131,100
\$150,001 - \$200,000	775	18.77%	174,009	175,918	175,768	179,884	168,057
\$200,001 - \$275,000	591	14.32%	236,160	239,327	239,003	242,298	235,210
\$275,001 and up	549	13.30%	420,606	379,280	391,095	405,093	682,923
Average List Price: \$173,099				\$123,913	\$145,607	\$247,668	\$479,833
Total Closed Units: 4,128				771	2295	968	94
Total List Volume: 714,551,399				95.54M	334.17M	239.74M	45.10M



Monthly Inventory Analysis

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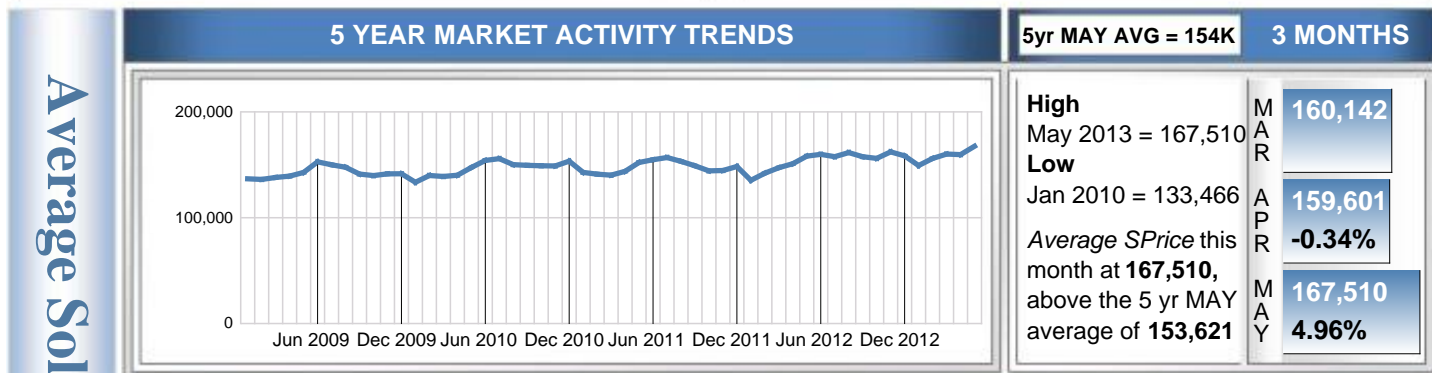
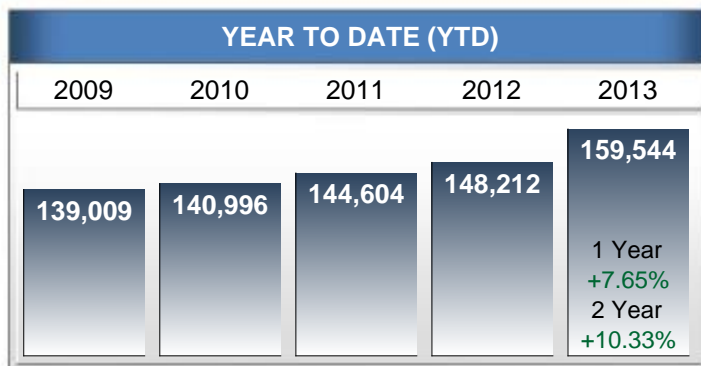
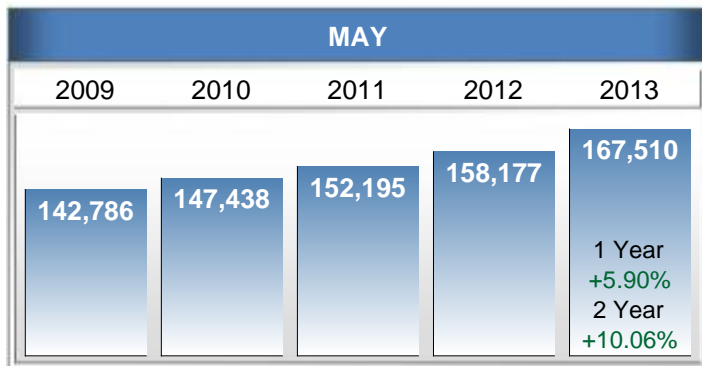
Closed Sales as of Jun 12, 2013



Average Sold Price at Closing

Report Produced on: Jun 14, 2013

Area Delimited by Entire OK State MLS - Single-Family Property Type



Average Sold Price

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

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AVS\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	404	9.79%	31,282	29,123	33,118	31,652	29,500
\$50,001 - \$75,000	358	8.67%	63,569	62,151	64,106	64,133	64,233
\$75,001 - \$100,000	433	10.49%	87,840	86,423	88,435	87,798	89,000
\$100,001 - \$150,000	1,063	25.75%	127,147	126,393	126,777	130,362	124,750
\$150,001 - \$200,000	768	18.60%	172,826	171,097	172,016	175,758	165,471
\$200,001 - \$275,000	589	14.27%	235,415	234,843	232,929	238,037	233,845
\$275,001 and up	513	12.43%	412,287	367,293	377,189	393,269	624,317
Average Closed Price:	\$167,510			\$119,350	\$141,356	\$241,037	\$443,890
Total Closed Units:	4,128			771	2295	968	94
Total Closed Volume:	691,480,012			92.02M	324.41M	233.32M	41.73M



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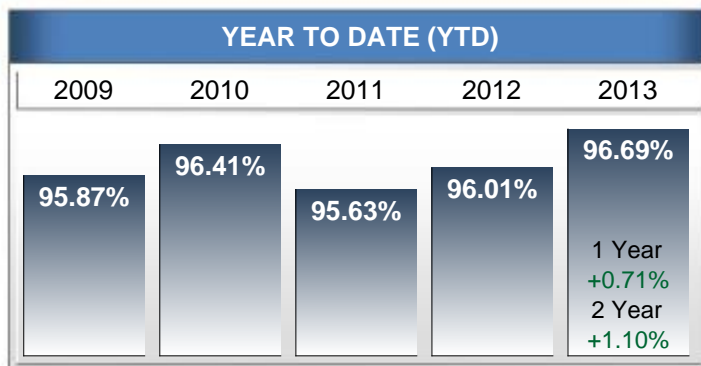
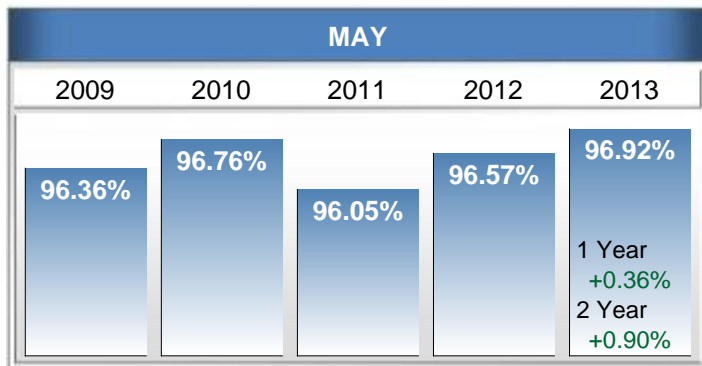
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Average Percent of List Price to Selling Price

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Average List/Sell Price

Ready to Buy or Sell Real Estate?
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5yr MAY AVG=96.53% **3 MONTHS**

High
Mar 2013 = 97.20%

Low
Jan 2011 = 95.15%

Average List/Sell this month at **96.92%**, above the 5 yr MAY average of **96.53%**

MAR	97.20%
APR	96.64%
MAY	96.92%
Change	-0.58%
Change	0.28%

AVERAGE L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of \$avgmed L/S % by Price Range		%	AVL/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	404	9.79%	93.57%	92.54%	94.31%	95.66%	90.74%
\$50,001 - \$75,000	358	8.67%	95.56%	94.36%	96.59%	92.70%	91.11%
\$75,001 - \$100,000	433	10.49%	96.17%	95.79%	96.59%	94.19%	100.52%
\$100,001 - \$150,000	1,063	25.75%	97.31%	96.63%	97.55%	96.83%	94.83%
\$150,001 - \$200,000	768	18.60%	97.98%	97.43%	98.11%	97.90%	98.56%
\$200,001 - \$275,000	589	14.27%	98.21%	98.35%	97.64%	98.33%	103.22%
\$275,001 and up	513	12.43%	97.25%	96.93%	97.06%	97.56%	96.37%
Average List/Sell Ratio: 96.90%				95.54%	97.15%	97.40%	97.73%
Total Closed Units: 4,128				771	2295	968	94
Total Closed Volume: 691,480,012				92.02M	324.41M	233.32M	41.73M



Monthly Inventory Analysis

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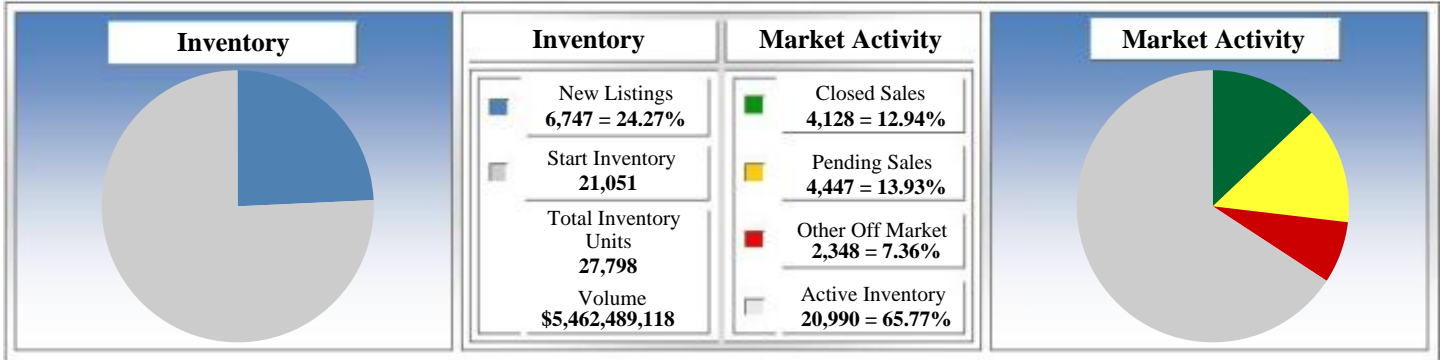
Inventory as of Jun 12, 2013



Market Summary

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Area Delimited by Entire OK State MLS - Single-Family Property Type



Absorption: Last 12 months, an Average of **3,516** Sales/Month

Active Inventory as of May 31, 2013 = **20,990**

	MAY			Year To Date		
	2012	2013	+/-%	2012	2013	+/-%
Closed Sales	4,051	4,128	1.90%	16,130	16,969	5.20%
Pending Sales	3,945	4,447	12.72%	18,388	20,182	9.76%
New Listings	6,861	6,747	-1.66%	32,604	32,099	-1.55%
Average List Price	163,437	173,099	5.91%	153,781	164,964	7.27%
Average Sale Price	158,177	167,510	5.90%	148,212	159,544	7.65%
Average Percent of List Price to Selling Price	96.57%	96.92%	0.36%	96.01%	96.69%	0.71%
Average Days on Market to Sale	80.28	71.73	-10.65%	87.83	80.36	-8.50%
Monthly Inventory	24,653	20,990	-14.86%	24,653	20,990	-14.86%
Months Supply of Inventory	7.72	5.97	-22.67%	7.72	5.97	-22.67%

