



May 2015

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



OKLAHOMA
ASSOCIATION OF
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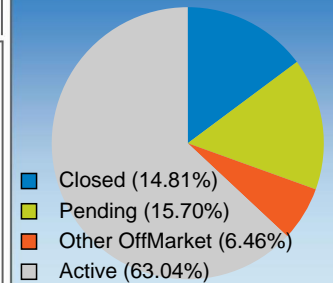
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Absorption: Last 12 months, an Average of **3,814** Sales/Month

Active Inventory as of May 31, 2015 = **18,372**

	MAY		
	2014	2015	+/-%
Closed Listings	4,515	4,315	-4.43%
Pending Listings	4,550	4,574	0.53%
New Listings	6,960	6,501	-6.59%
Average List Price	173,343	180,725	4.26%
Average Sale Price	168,697	176,195	4.44%
Average Percent of List Price to Selling Price	97.04%	97.24%	0.21%
Average Days on Market to Sale	66.70	64.14	-3.84%
End of Month Inventory	19,950	18,372	-7.91%
Months Supply of Inventory	5.42	4.82	-11.19%

Market Activity



Report Produced on: Jun 12, 2015

Monthly Inventory Analysis

Data from the OKLAHOMA ASSOCIATION OF REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2015 decreased **7.91%** to 18,372 existing homes available for sale. Over the last 12 months this area has had an average of 3,814 closed sales per month. This represents an unsold inventory index of **4.82** 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 **4.44%** in May 2015 to \$176,195 versus the previous year at \$168,697.

Average Days on Market Shortens

The average number of **64.14** days that homes spent on the market before selling decreased by 2.56 days or **3.84%** in May 2015 compared to last year's same month at **66.70** DOM.

Sales Success for May 2015 is Positive

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

There were 6,501 New Listings in May 2015, down **6.59%** from last year at 6,960. Furthermore, there were 4,315 Closed Listings this month versus last year at 4,515, a **-4.43%** decrease.

Closed versus Listed trends yielded a **66.4%** ratio, up from last year's May 2015 at **64.9%**, a **2.32%** 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.

Find a REALTOR® at okrealtors.com

For more information, contact:

Steve Reese - Vice President of Marketing
405-848-9944
steve@okrealtors.com
Or visit: www.okrealtors.com



Monthly Inventory Analysis

Data from the
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May 2015

Closed Sales as of Jun 12, 2015



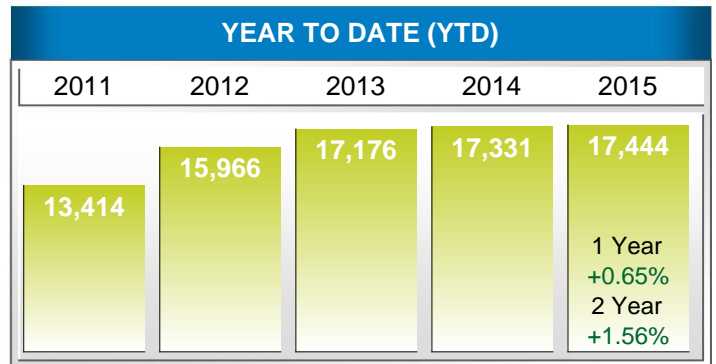
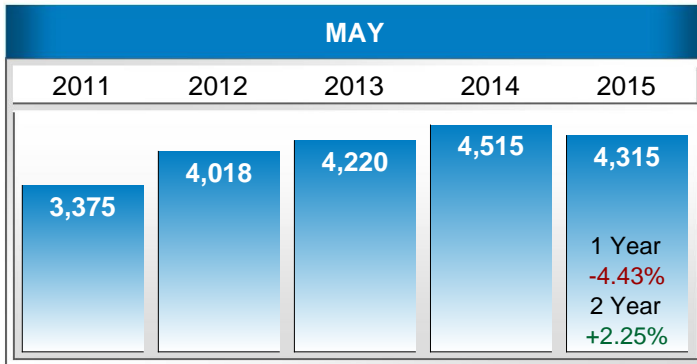
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Closed Listings

Report Produced on: Jun 12, 2015

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



Closed Listings

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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	371		8.60%	73.5	169	177	19	6	
\$50,001 - \$75,000	327		7.58%	79.4	113	185	26	3	
\$75,001 - \$125,000	897		20.79%	63.0	209	601	79	8	
\$125,001 - \$175,000	1,062		24.61%	51.0	141	738	174	9	
\$175,001 - \$225,000	662		15.34%	67.6	86	343	222	11	
\$225,001 - \$300,000	517		11.98%	63.2	56	210	216	35	
\$300,001 and up	479		11.10%	73.9	41	121	260	57	
Total Closed Units: 4,315					64.1	815	2375	996	129
Total Closed Volume: 760,282,770						101.52M	359.22M	251.35M	48.19M
Average Closed Price: \$176,195						\$124,564	\$151,250	\$252,360	\$373,589



Monthly Inventory Analysis

Data from the
OKLAHOMA ASSOCIATION OF REALTORS®

May 2015

Pending Listings as of Jun 12, 2015



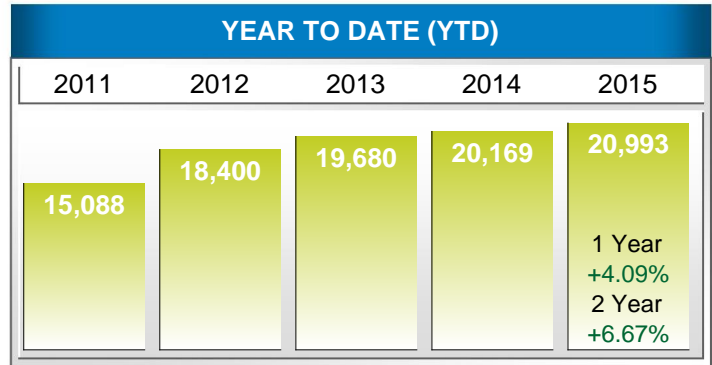
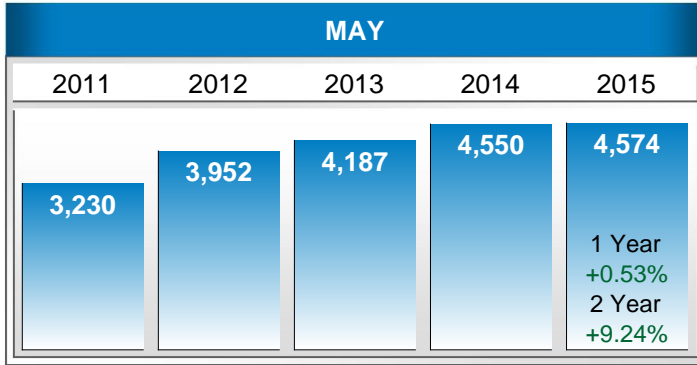
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Pending Listings

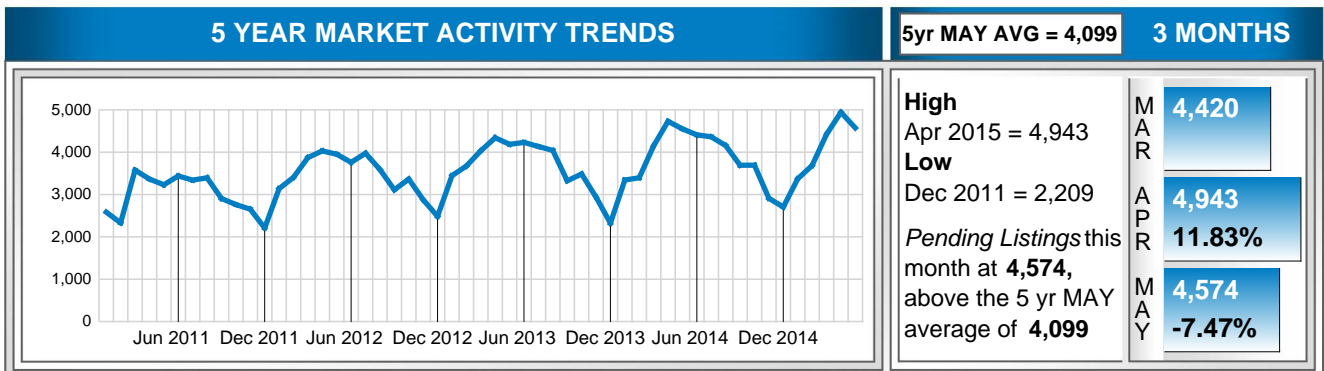
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Pending Listings

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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	348		7.61%	76.3	160	164	22	2
\$50,001 - \$75,000	340		7.43%	70.1	114	199	26	1
\$75,001 - \$125,000	936		20.46%	53.6	186	673	68	9
\$125,001 - \$175,000	1,088		23.79%	45.0	162	739	179	8
\$175,001 - \$225,000	669		14.63%	63.6	79	365	210	15
\$225,001 - \$325,000	700		15.30%	65.1	89	258	315	38
\$325,001 and up	493		10.78%	67.6	44	115	274	60
Total Pending Units: 4,574 75.0					834	2513	1094	133
Total Pending Volume: 862,774,134					112.92M	389.61M	305.61M	54.63M
Average Listing Price: \$188,338					\$135,401	\$155,038	\$279,355	\$410,717



Monthly Inventory Analysis

Data from the
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May 2015

New Listings as of Jun 12, 2015



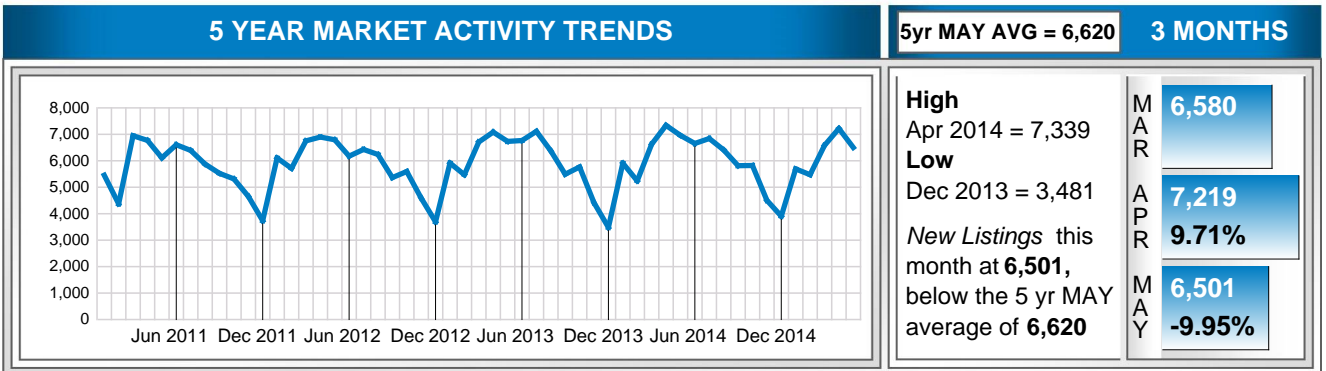
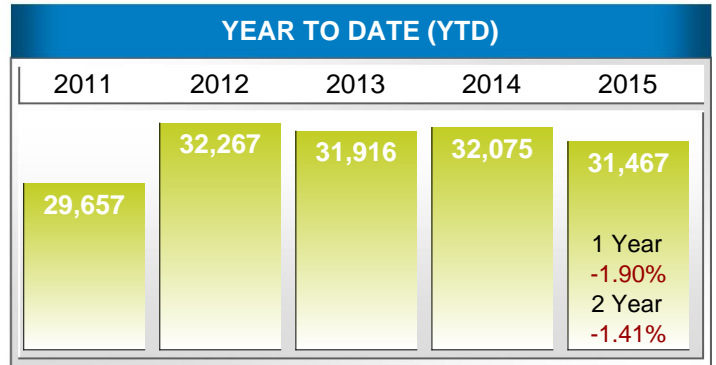
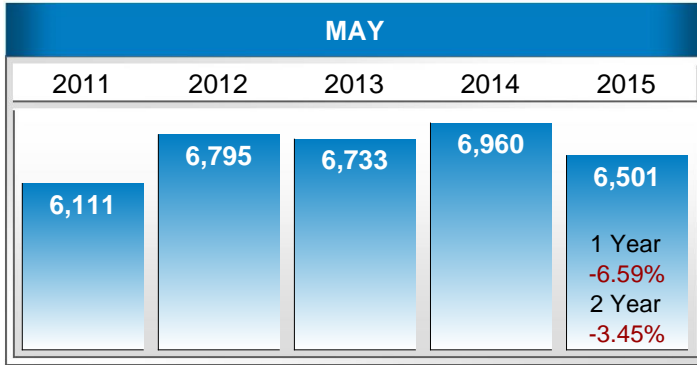
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New Listings

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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+
\$50,000 and less	460	7.08%	249	190	18	3
\$50,001 - \$75,000	493	7.58%	187	278	26	2
\$75,001 - \$125,000	1,217	18.72%	286	828	99	4
\$125,001 - \$175,000	1,464	22.52%	230	980	235	19
\$175,001 - \$250,000	1,261	19.40%	157	627	450	27
\$250,001 - \$375,000	918	14.12%	87	314	448	69
\$375,001 and up	688	10.58%	46	138	355	149
Total New Listed Units:			1,242	3,355	1,631	273
Total New Listed Volume:			168.94M	556.38M	487.64M	148.50M
Average New Listed Listing Price:			\$136,023	\$165,835	\$298,985	\$543,938



Monthly Inventory Analysis

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May 2015



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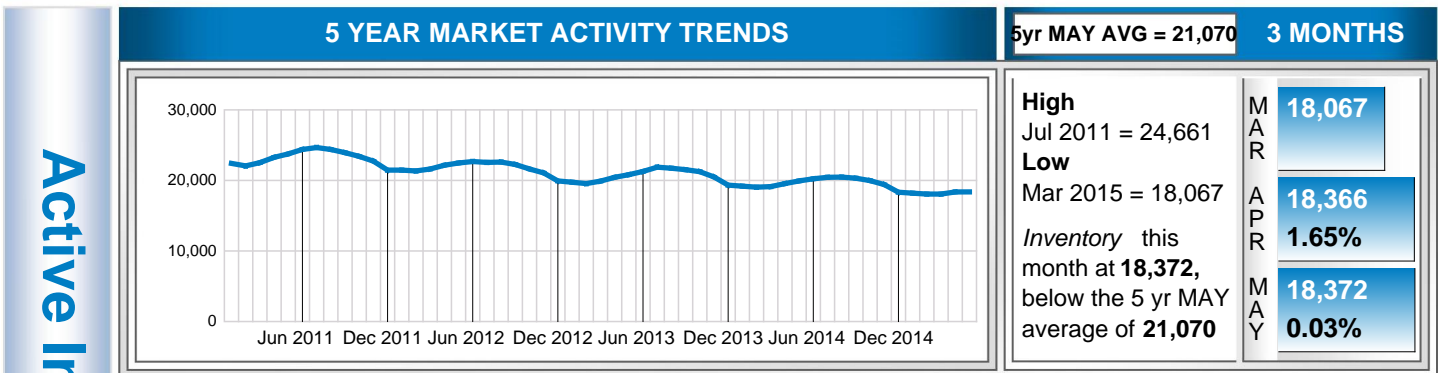
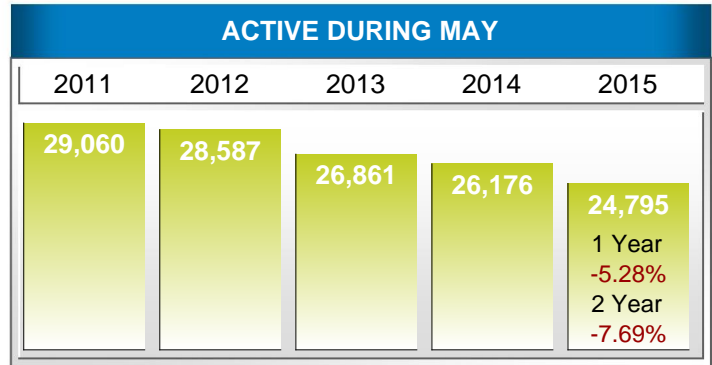
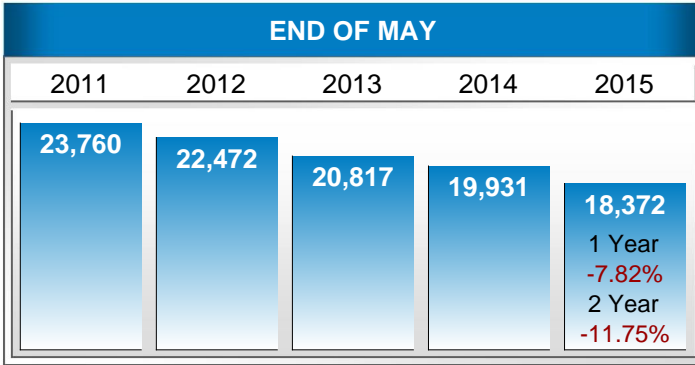
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Active Inventory as of Jun 12, 2015

Active Inventory

Report Produced on: Jun 12, 2015

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Active Inventory

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INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$50,000 and less	1,596	8.69%	138.6	850	659	78	9	
\$50,001 - \$75,000	1,813	9.87%	136.4	712	974	112	15	
\$75,001 - \$125,000	3,261	17.75%	113.9	932	1,955	339	35	
\$125,001 - \$200,000	4,500	24.49%	101.2	853	2,632	921	94	
\$200,001 - \$275,000	2,685	14.61%	100.1	434	1,140	1,004	107	
\$275,001 - \$425,000	2,642	14.38%	106.6	341	795	1,266	240	
\$425,001 and up	1,875	10.21%	110.6	173	325	912	465	
Total Active Inventory by Units:			18,372	111.7	4,295	8,480	4,632	965
Total Active Inventory by Volume:			4,203,729,091		655.71M	1.48B	1.50B	568.33M
Average Active Inventory Listing Price:			\$228,812		\$152,668	\$174,165	\$324,431	\$588,946



Monthly Inventory Analysis

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May 2015



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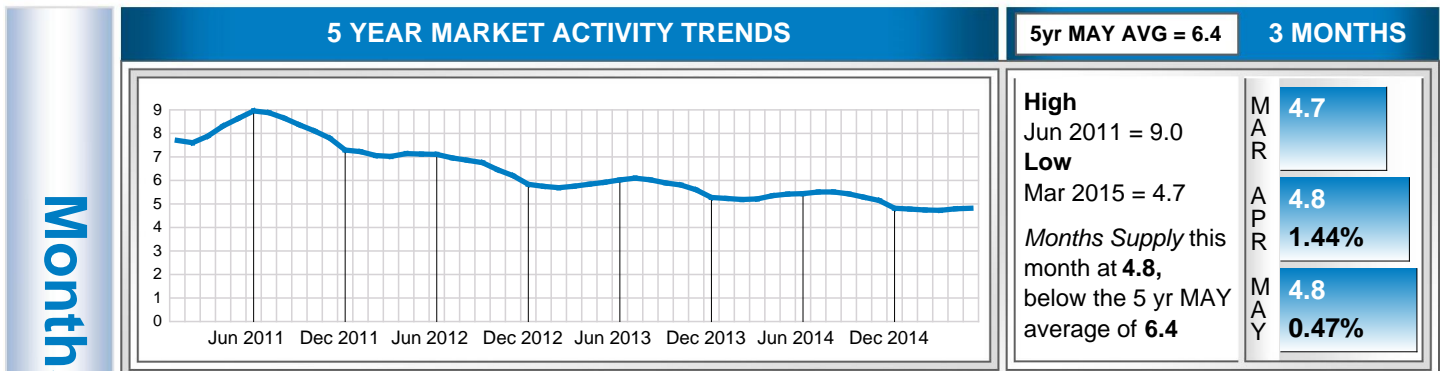
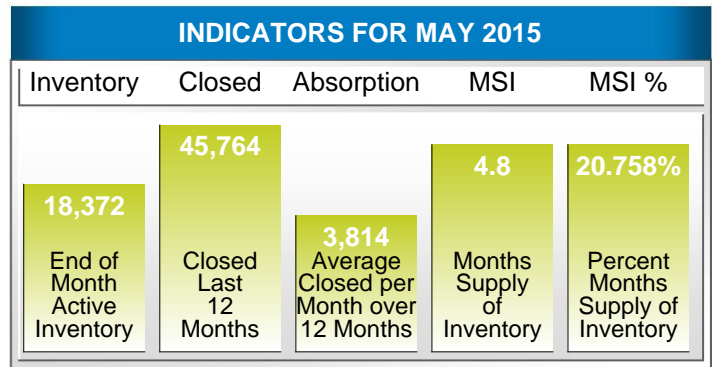
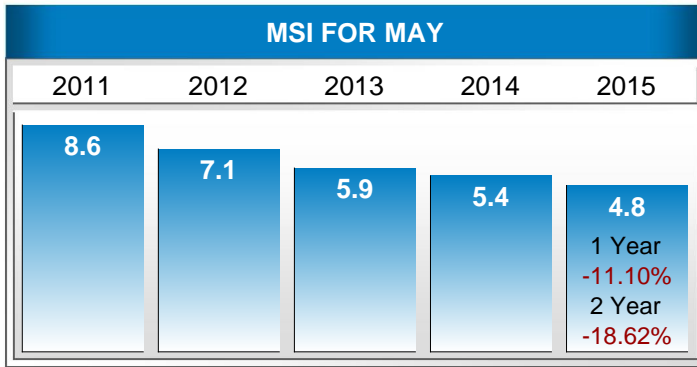
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Active Inventory as of Jun 12, 2015

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	1,596		8.69%	4.1	4.9	3.5	3.0	2.9
\$50,001 - \$75,000	1,813		9.87%	5.7	6.7	5.3	5.0	5.3
\$75,001 - \$125,000	3,261		17.75%	4.0	5.3	3.5	4.5	5.8
\$125,001 - \$200,000	4,500		24.49%	3.6	5.0	3.3	3.6	6.7
\$200,001 - \$275,000	2,685		14.61%	4.9	6.5	5.0	4.4	5.0
\$275,001 - \$425,000	2,642		14.38%	7.3	9.8	7.4	6.7	8.0
\$425,001 and up	1,875		10.21%	13.3	17.0	14.1	11.8	15.2
MSI:		4.8			5.8	4.0	5.3	8.9
Total Active Inventory:		18,372			4,295	8,480	4,632	965



Monthly Inventory Analysis

Data from the
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May 2015

Closed Sales as of Jun 12, 2015



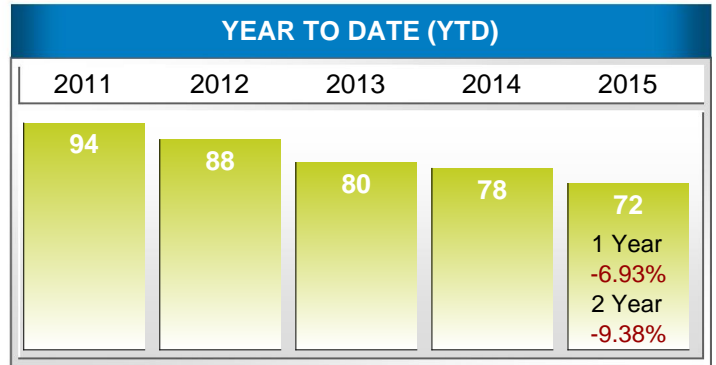
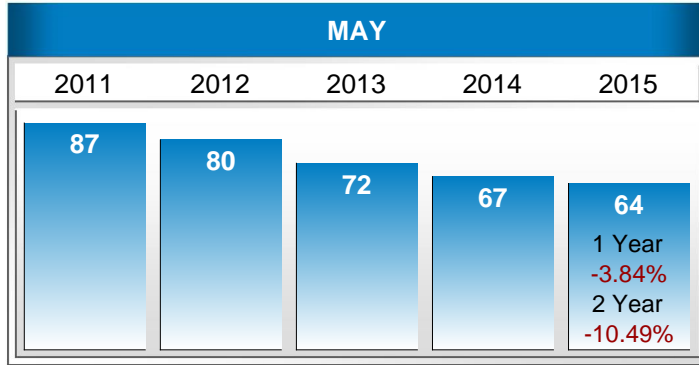
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Average Days on Market to Sale

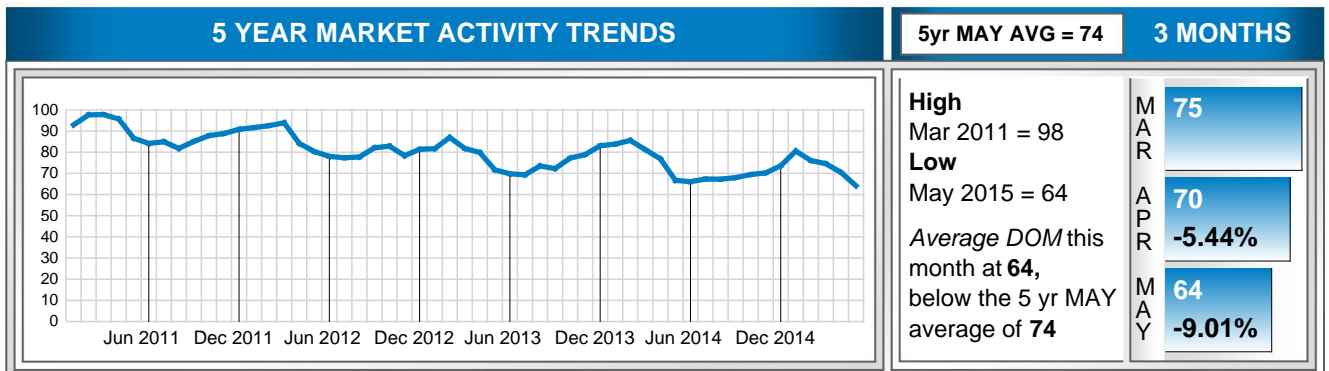
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Average Days on Market

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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	371	8.60%	73.5	80.2	66.2	93.8	35.8
\$50,001 - \$75,000	327	7.58%	79.4	85.2	75.1	87.2	62.0
\$75,001 - \$125,000	897	20.79%	63.0	74.9	57.0	73.0	105.6
\$125,001 - \$175,000	1,062	24.61%	51.0	63.7	47.8	52.4	91.0
\$175,001 - \$225,000	662	15.34%	67.6	92.7	69.6	55.1	60.4
\$225,001 - \$300,000	517	11.98%	63.2	66.8	63.4	60.3	73.7
\$300,001 and up	479	11.10%	73.9	101.1	64.7	76.5	61.9
Average Closed DOM:				78.1	59.0	64.3	68.5
Total Closed Units:				815	2375	996	129
Total Closed Volume:				101.52M	359.22M	251.35M	48.19M



Monthly Inventory Analysis

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May 2015

Closed Sales as of Jun 12, 2015



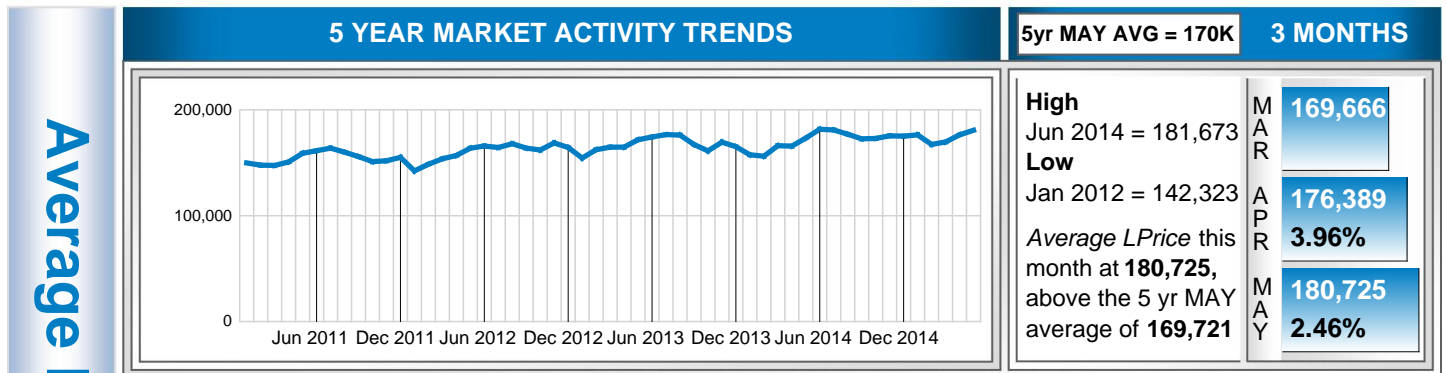
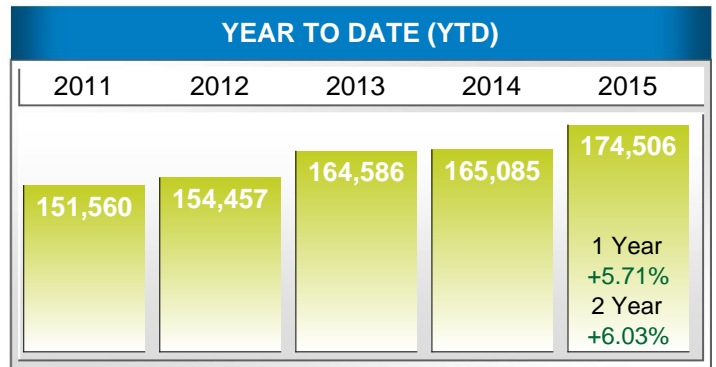
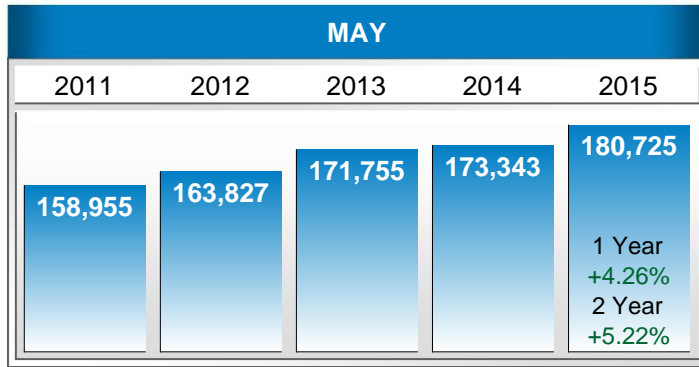
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Average List Price at Closing

Report Produced on: Jun 12, 2015

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Average List Price

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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	339		7.86%	32,449	33,071	37,857	32,749	29,350
\$50,001 - \$75,000	319		7.39%	64,631	67,036	67,624	65,671	76,633
\$75,001 - \$125,000	876		20.30%	102,476	101,450	106,452	105,650	109,944
\$125,001 - \$175,000	1,091		25.28%	150,858	152,155	151,693	158,857	159,256
\$175,001 - \$225,000	657		15.23%	198,376	201,012	199,404	203,676	207,427
\$225,001 - \$300,000	541		12.54%	259,986	269,130	263,833	261,295	267,075
\$300,001 and up	492		11.40%	452,992	419,692	401,718	451,909	615,414
Average List Price:		\$180,725			\$129,309	\$154,756	\$258,503	\$383,153
Total Closed Units:		4,315			815	2375	996	129
Total List Volume:		779,829,348			105.39M	367.55M	257.47M	49.43M



Monthly Inventory Analysis

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OKLAHOMA ASSOCIATION OF REALTORS®

May 2015

Closed Sales as of Jun 12, 2015



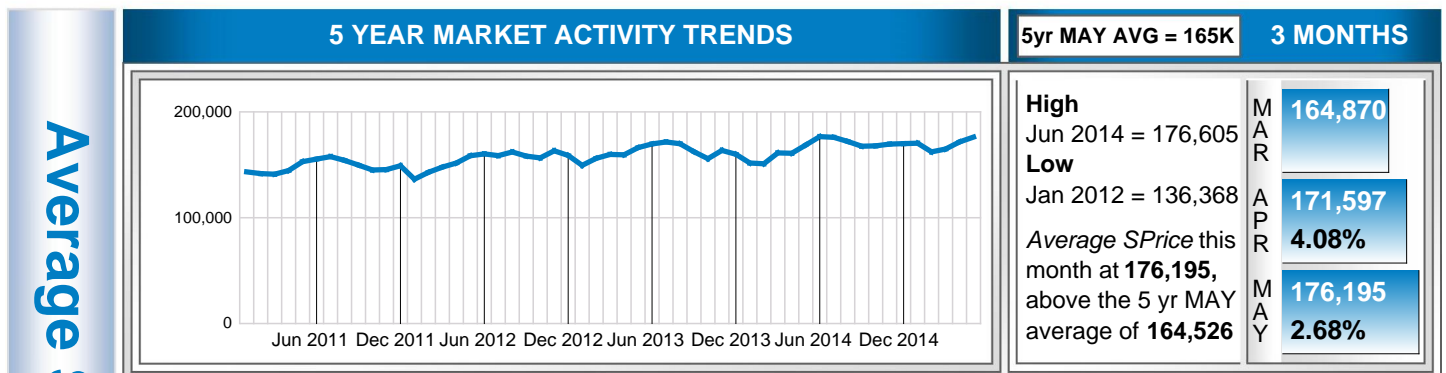
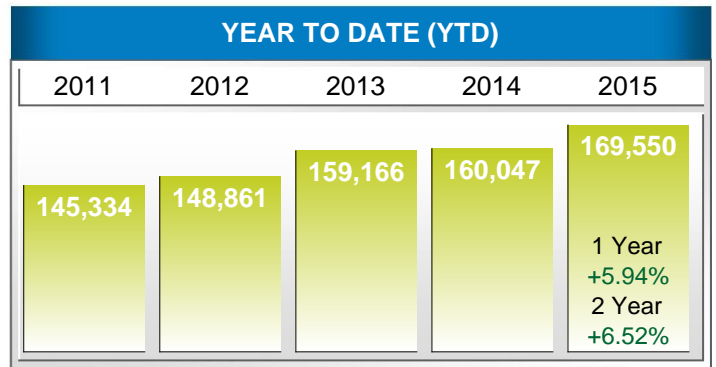
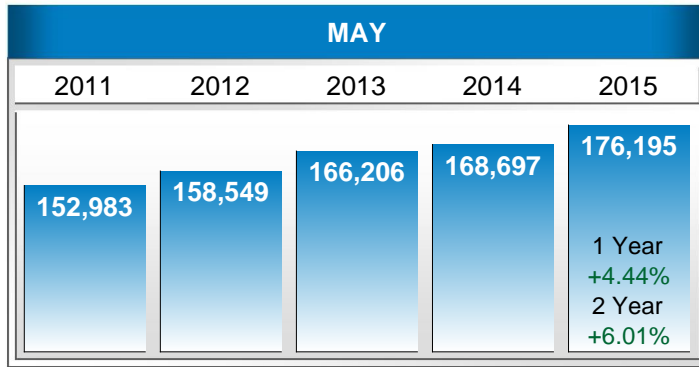
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Average Sold Price at Closing

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Average Sold Price

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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	371		8.60%	31,229	28,945	33,697	29,934	26,834
\$50,001 - \$75,000	327		7.58%	63,827	63,992	63,781	62,923	68,333
\$75,001 - \$125,000	897		20.79%	102,284	98,186	103,592	102,871	105,300
\$125,001 - \$175,000	1,062		24.61%	150,094	148,438	149,346	154,367	154,694
\$175,001 - \$225,000	662		15.34%	197,345	195,474	196,139	199,790	200,218
\$225,001 - \$300,000	517		11.98%	258,836	261,922	258,419	257,729	263,241
\$300,001 and up	479		11.10%	443,041	401,645	392,032	438,987	599,588
Average Closed Price:	\$176,195				\$124,564	\$151,250	\$252,360	\$373,589
Total Closed Units:	4,315				815	2375	996	129
Total Closed Volume:	760,282,770				101.52M	359.22M	251.35M	48.19M



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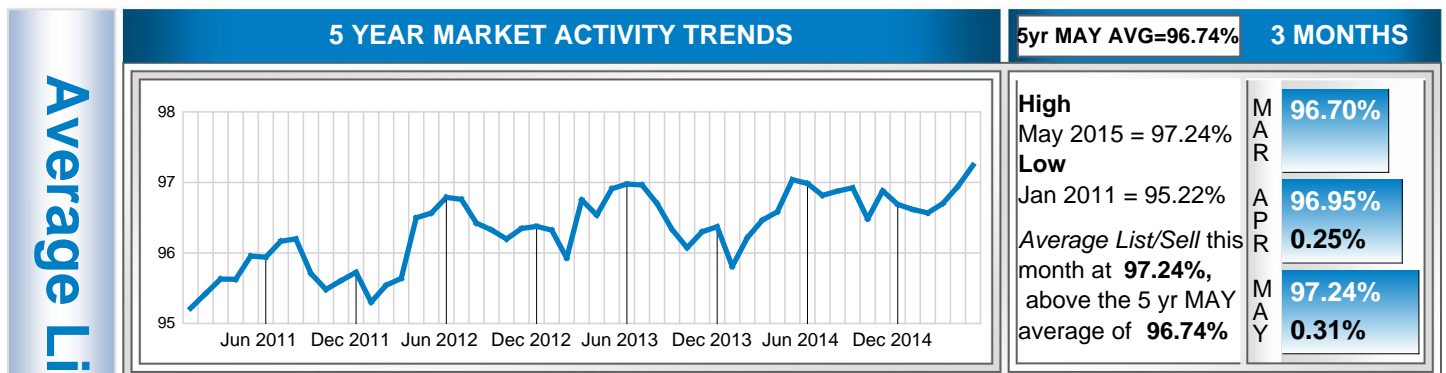
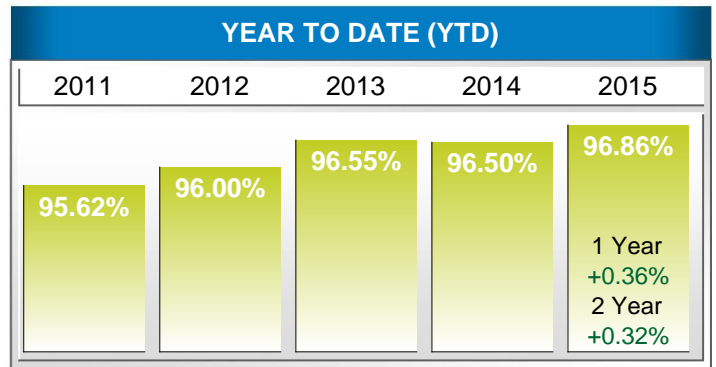
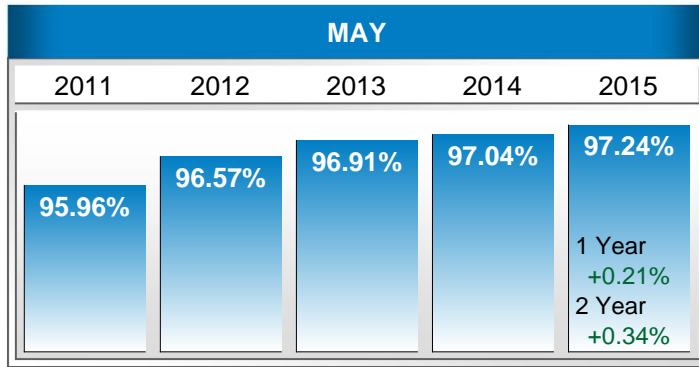
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Average Percent of List Price to Selling Price

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Average List/Sell Price

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

Distribution of Average L/S % by Price Range		%	AVL/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$50,000 and less	371	8.60%	90.24%	89.24%	90.92%	92.47%	91.43%
\$50,001 - \$75,000	327	7.58%	95.64%	96.27%	94.91%	98.76%	90.10%
\$75,001 - \$125,000	897	20.79%	97.78%	97.25%	97.57%	100.95%	96.34%
\$125,001 - \$175,000	1,062	24.61%	98.21%	97.65%	98.53%	97.37%	97.49%
\$175,001 - \$225,000	662	15.34%	98.21%	97.45%	98.46%	98.18%	96.64%
\$225,001 - \$300,000	517	11.98%	98.34%	97.72%	98.11%	98.67%	98.71%
\$300,001 and up	479	11.10%	98.07%	96.51%	99.68%	97.59%	97.97%
Average List/Sell Ratio: 97.20%				95.54%	97.45%	98.12%	97.44%
Total Closed Units: 4,315				815	2375	996	129
Total Closed Volume: 760,282,770				101.52M	359.22M	251.35M	48.19M



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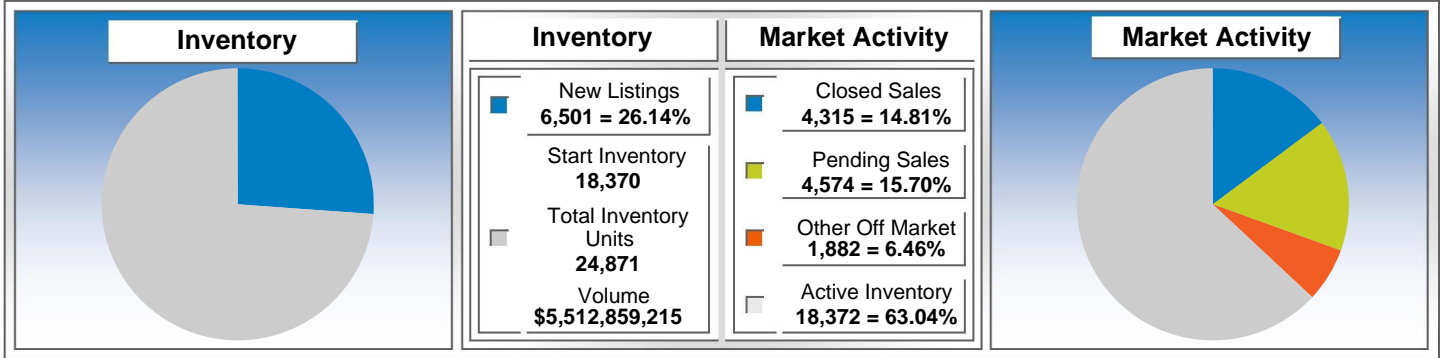
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Report Produced on: Jun 12, 2015

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



Absorption: Last 12 months, an Average of **3,814** Sales/Month

Active Inventory as of May 31, 2015 = **18,372**

	MAY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	4,515	4,315	-4.43%	17,331	17,444	0.65%
Pending Sales	4,550	4,574	0.53%	20,169	20,993	4.09%
New Listings	6,960	6,501	-6.59%	32,075	31,467	-1.90%
Average List Price	173,343	180,725	4.26%	165,085	174,506	5.71%
Average Sale Price	168,697	176,195	4.44%	160,047	169,550	5.94%
Average Percent of List Price to Selling Price	97.04%	97.24%	0.21%	96.50%	96.86%	0.36%
Average Days on Market to Sale	66.70	64.14	-3.84%	77.57	72.19	-6.93%
Monthly Inventory	19,950	18,372	-7.91%	19,950	18,372	-7.91%
Months Supply of Inventory	5.42	4.82	-11.19%	5.42	4.82	-11.19%

