



# December 2014

Area Delimited by Entire Oklahoma City MLS -  
Residential Property Type

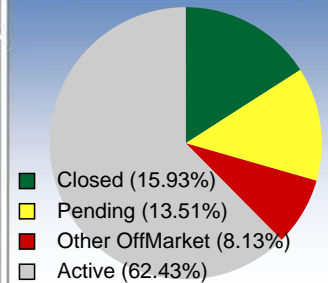


**Absorption:** Last 12 months, an Average of **1,719** Sales/Month

**Active Inventory** as of December 31, 2014 = **6,459**

	DECEMBER		
	2013	2014	+/- %
Closed Listings	1,388	1,648	18.73%
Pending Listings	1,008	1,398	38.69%
New Listings	1,289	1,572	21.96%
Median List Price	147,976	154,500	4.41%
Median Sale Price	144,630	150,765	4.24%
Median Percent of List Price to Selling Price	98.22%	98.75%	0.54%
Median Days on Market to Sale	52.00	40.00	-23.08%
End of Month Inventory	7,362	6,459	-12.27%
Months Supply of Inventory	4.48	3.76	-16.17%

## Market Activity



Report Produced on: Jan 07, 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 December 2014 decreased **12.27%** to 6,459 existing homes available for sale. Over the last 12 months this area has had an average of 1,719 closed sales per month. This represents an unsold inventory index of **3.76** 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 **4.24%** in December 2014 to \$150,765 versus the previous year at \$144,630.

### Median Days on Market Shortens

The median number of **40.00** days that homes spent on the market before selling decreased by 12.00 days or **23.08%** in December 2014 compared to last year's same month at **52.00** DOM.

### Sales Success for December 2014 is Positive

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

There were 1,572 New Listings in December 2014, up **21.96%** from last year at 1,289. Furthermore, there were 1,648 Closed Listings this month versus last year at 1,388, a **18.73%** increase.

Closed versus Listed trends yielded a **104.8%** ratio, down from last year's December 2014 at **107.7%**, a **2.64%** downswing. 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:** bgaiter@okcmar.org

## MEMORANDUM

DATE: January 7, 2015  
TO: Association Members  
FROM: Steve Mann, MLS Board President  
SUBJECT: MLS Statistical Reports

Attached please find copies of the MLS Statistical Reports for

**December 2014**

### 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 (12/01/2014) through (12/31/2014), 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: January 7, 2015

SUBJECT: Monthly Housing Statistics

Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **December 2014** as compared to **November 2014** and **December 2013**.

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

	<b><u>December</u></b> <b><u>2014</u></b>	<b><u>November</u></b> <b><u>2014</u></b>	<b><u>December</u></b> <b><u>2013</u></b>
<b>TOTAL CLOSED</b>	1649	1344	1384
<b>TOTAL \$ VOLUME</b>	\$ 295,704,868	\$ 246,469,234	\$ 233,309,362
<b>AVERAGE PRICE</b>	\$ 179,324	\$ 183,385	\$ 168,576
<b>MEDIAN PRICE</b>	\$ 150,100	\$ 149,950	\$ 144,500
<b>AVG INT. RATE</b>	3.56 %	3.50 %	3.81 %
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	98 %	97 %
<b>DAYS ON MARKET</b>	64	62	79
<b>NUMBER OF LISTINGS</b>	6052	6512	6193

<b>TOTAL CLOSED</b>	1649
<b>TOTAL \$ VOLUME</b>	\$ 295,704,868
<b>AVERAGE SELLING PRICE</b>	\$ 179,324
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 150,100
<b>AVERAGE INT. RATE AT CLOSING</b>	3.56 %
<b>AVERAGE DAYS ON MARKET</b>	64
<b># OF ACTIVE LISTINGS AT MONTH END</b>	6052
<b>TOTAL UNDER CONTRACT (Pending)</b>	1098
<b>AVERAGE VALUE (Pending)</b>	\$ 190,221

**RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:**

Condos  
Half Duplexes  
Manufactured Homes  
Patio Homes  
Single Family Homes  
Townhouses

<b>MONTH</b>	<b>TOTAL CLOSED</b>	<b>DOLLAR VOLUME</b>	<b>RESIDENTIAL LISTINGS PROCESSED</b>
January	1096	\$ 183,714,523	2046
February	1212	\$ 200,321,526	2323
March	1664	\$ 289,583,122	3056
April	1698	\$ 293,509,053	3361
May	2014	\$ 368,000,654	2975
June	2139	\$ 395,707,121	3840
July	2024	\$ 379,966,184	3586
August	1997	\$ 392,144,349	3567
September	1850	\$ 367,543,198	3357
October	1815	\$ 330,486,283	3301
November	1344	\$ 246,469,234	2544
December	1649	\$ 295,704,868	2747