

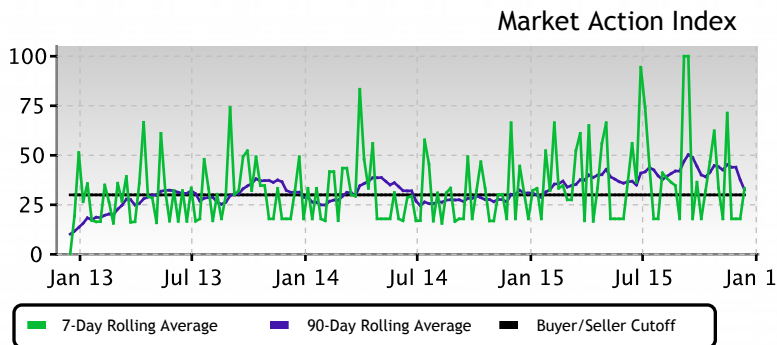
This Week

The median list price in OKLAHOMA CITY, OK 73108 this week is \$59,900.

The Market Action Index has been trending down lately, while inventory and days-on-market are climbing. The trends imply a weakening market.

Supply and Demand

- Market conditions have been consistently cooling in the past several weeks. Because we're still in the Seller's zone, prices have not yet begun to drop. It may take a few more weeks of slack demand for prices to reflect and begin to fall. Expect prices to fall if the index persistently falls to the Buyer's zone.



The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.

Quartiles

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 115,900	1216	Less than 4,500 sqft	3.0	2.0	63	3	0	0	290	Most expensive 25% of properties
Upper/Second	\$ 65,000	1132	6,501 - 8,000 sqft	3.0	1.0	63	3	0	1	246	Upper-middle 25% of properties
Lower/Third	\$ 49,900	1131	0.25 - 0.50 acre	3.0	1.0	68	3	0	0	110	Lower-middle 25% of properties
Bottom/Fourth	\$ 44,500	984	6,501 - 8,000 sqft	2.0	1.0	61	3	0	0	237	Least expensive 25% of properties

Investigate the market in quartiles - where each quartile is 25% of homes ordered by price.

Real-Time Market Profile		Trend
Median List Price	\$ 59,900	↑↑
Asking Price Per Square Foot	\$ 53	↑↑
Average Days on Market (DOM)	221	↑↑
Percent of Properties with Price Decrease	33 %	
Percent Relisted (reset DOM)	0 %	
Percent Flip (price increased)	0 %	
Median House Size (sq ft)	1106	
Median Lot Size	6,501 - 8,000 sqft	
Median Number of Bedrooms	3.0	
Median Number of Bathrooms	1.0	
Market Action Index Seller's Advantage	32.5	↓↓

- ↔ No change
- ↑↑ Strong upward trend
- ↓↓ Strong downward trend
- ↑ Slight upward trend
- ↓ Slight downward trend

Price

- Price trends in this zip code continued their recent uptrend this week. While still below the market's high point, we've seen a nice run recently.

