





Median Price	0%	3.13%	-29.92%	40%	1.16%	-2.29%	0.78%	-0.58%
<b>County (Oklahoma)</b>								
Percent Change in Median Price	6.38%	9.5%	0.46%	-6.57%	2.17%	4.76%	-9.09%	-1.25%

Home Sale Price Variation	2009Q1 - 2009Q2	2009Q2 - 2009Q3	2009Q3 - 2009Q4	2009Q4 - 2010Q1	2010Q1 - 2010Q2
<b>City (Oklahoma City)</b>					
Percent Change in Median Price	2.14%	2.67%	-6.13%	-2.97%	2.04%
<b>County (Oklahoma)</b>					
Percent Change in Median Price	10.89%	4.11%	-7.89%	-1.9%	6.8%

### (-) Home Sale Trends:

The median sale price of a single family home between 2008 and 2009 changed in this area **1.2%**.

Home Sale Trends	2001-2006	2003-2006	2005-2006	2006-2007	2007-2008	2008-2009
<b>City (Oklahoma City)</b>						
Percent Change Median Sale Price	43.02%	18.27%	3.36%	4.07%	-2.34%	1.2%
<b>County (Oklahoma)</b>						
Percent Change Median Sale Price	21.79%	12.43%	1.06%	7.89%	0.98%	3.38%

### (-) Aggregate Home Sales:

Aggregate housing prices provide a measure with which to understand the behavior of housing prices and their influence on the economy. These amounts represent the total dollar volume of sales that occurred in an area. For all areas with complete coverage, Boxwood Means, Inc. sums the home sale price for each transaction made within the time period and reports the total amount per year or quarter.

Aggregate Home Sale Amount	2006	2007Q1	2007Q2	2007Q3	2007Q4	2007
<b>City (Oklahoma City)</b>						
Aggregate Amount	\$2,670,883,193	\$55,640,022	\$111,148,827	\$50,531,119	\$218,353,829	\$332,317,371
<b>County (Oklahoma)</b>						
Aggregate Amount	\$2,934,531,076	\$464,976,072	\$893,118,739	\$898,004,877	\$430,724,780	\$2,109,054,972

Aggregate Home Sale Amount	2008Q1	2008Q2	2008Q3	2008Q4	2008
<b>City (Oklahoma City)</b>					
Aggregate Amount	\$37,607,405	\$109,016,789	\$92,875,343	\$25,962,500	\$168,312,389
<b>County (Oklahoma)</b>					
Aggregate Amount	\$339,008,511	\$778,136,313	\$826,383,668	\$534,253,288	\$1,990,967,542

Aggregate Home Sale Amount	2009Q1	2009Q2	2009Q3	2009Q4	2009
<b>City (Oklahoma City)</b>					
Aggregate Amount	\$28,639,267	\$89,198,744	\$111,522,642	\$83,771,389	\$225,413,161
<b>County (Oklahoma)</b>					
Aggregate Amount	\$319,818,324	\$662,806,667	\$784,183,131	\$632,735,571	\$1,920,625,458

Aggregate Home Sale Amount	2010Q1	2010Q2
<b>City (Oklahoma City)</b>		
Aggregate Amount	\$53,889,852	\$112,025,138

<b>County (Oklahoma)</b>		
Aggregate Amount	\$333,254,886	\$741,695,237

### (-) Loan-To-Value (LTV) Ratios:

Loan-To-Value ratios, for the purpose of this report, represent the amount of a homebuyer's first mortgage compared to the purchase price of their home. This ratio is also commonly referred to as the Loan-To-Price ratio and does not factor in any second loans the homebuyer may have taken out at the time of purchase. The LTV is expressed as the percent of the first loan over the purchase price. The LTV is an often used indicator of the amount of equity the homebuyer holds, the amount of risk assumed by the mortgage lender, and the likelihood of delinquency or foreclosure in an area.

<b>Median Loan-To-Value Ratios</b>	<b>2006</b>	<b>2007Q1</b>	<b>2007Q2</b>	<b>2007Q3</b>	<b>2007Q4</b>	<b>2007</b>	<b>2008Q1</b>	<b>2008Q2</b>	<b>2008Q3</b>	<b>2008Q4</b>	<b>2008</b>
<b>City (Oklahoma City)</b>											
Median LTV	0.9	0.95	0.95	0.95	0.95	0.95	0.99	0.98	0.98	0.52	0.99
<b>County (Oklahoma)</b>											
Median LTV	0.9	0.95	0.95	0.95	0.95	0.95	0.95	0.97	0.96	0.98	0.97

<b>Median Loan-To-Value Ratios</b>	<b>2009Q1</b>	<b>2009Q2</b>	<b>2009Q3</b>	<b>2009Q4</b>	<b>2009</b>	<b>2010Q1</b>	<b>2010Q2</b>
<b>City (Oklahoma City)</b>							
Median LTV	0.98	0.98	0.98	0.98	0.98	0.98	0.98
<b>County (Oklahoma)</b>							
Median LTV	0.98	0.98	0.98	0.98	0.98	0.98	0.98

### (-) Endnotes:

TRF has licensed the use of the data from Boxwood Means for use in its PolicyMap application.

Boxwood Means, Inc. is a Value Added Reseller of residential and commercial data. The data in PolicyMap is displayed only for areas where there is complete coverage of all contained geographies, meaning that state-level data is shown only where all the counties in a state report sales data for Boxwood Means, Inc. It is for this reason that the Home Sale Report is not available for radii around specific addresses and custom regions. TRF has suppressed data in places with fewer than five sales. These places are identified on the map as having Insufficient Data. If a cell in a table contains N/A, the data are not available or have been suppressed according to these rules.

For cities, Boxwood Means generates home sale statistics by aggregating block group level data. In some cases, sale records have a county identifier, but not a block group identifier. As a result, if the "report area" is a city that is also a county (i.e. Philadelphia) the report may generate county numbers that are different than the city numbers.

Home Sale Data in this report includes median home sale price, residential sales volume, loan-to-value ratio, and percent change in the median sale price for several time periods. Due to the time between when a sale happens, when a county reports, and when Boxwood Means packages and sends the data to TRF, PolicyMap data will generally lag one or two quarters behind the current date. When PolicyMap refers to residential sales, it means the subset of sales that are at-arms-length transactions, over \$5,000, and only includes properties with a completed structure; so-called "dollar sales," sales of vacant land, development lots, and multifamily residential buildings are excluded. Change calculations are based on the actual sale price at Time 1 and the actual sale price at Time 2. Change calculations are not adjusted to control for inflation.

Further description of the source and geographic coverage of the data used in the report can be found in the Data Directory: [Boxwood Means, Inc.](#)

PolicyMap's [Terms of Use](#) apply to the creation and use of this report.

Home Sale Report by Pre-defined Location for **Oklahoma City** (City)  
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