



April 2017 Residential Sales

Date: May 10, 2017

RE: For immediate Release

PLEASE NOTE: MLSOK is now using a different statistics reporting platform called MarketStats. This may alter the report format, but the data source remains MLSOK, Inc.

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1, 2017 through April 30, 2017**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

- 1.5%	+ 4.0%	+ 12.1%
Year-Over-Year Change in Closed Sales All Properties	Year-Over-Year Change in Median Sales Price All Properties	Year-Over-Year Change in Homes for Sale All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

The employment landscape and wages have both improved over the last few years, allowing for more people to participate in the home-buying process. When the economy is in good working order, as it is now, it creates opportunities in residential real estate, and right now is a potentially lucrative time to sell a home. Houses that show well and are priced correctly have been selling quickly, often at higher prices than asking.

New Listings increased 9.5 percent for Single Family homes and 22.2 percent for Townhouse-Condo homes. Pending Sales increased 12.4 percent for Single Family homes and 79.6 percent for Townhouse-Condo homes. Inventory increased 11.7 percent for Single Family homes and 24.9 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 8.1 percent for Single Family homes and 15.4 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 5.3 percent to \$158,000 for Single Family homes but decreased 14.7 percent to \$85,250 for Townhouse-Condo homes.

Average Days on Market Lengthens



Days on Market increased 7.0 percent for Single Family homes and 12.5 percent for Townhouse-Condo homes.

Although there is a mounting amount of buyer competition during the annual spring market cycle, buyer demand has not abated, nor is it expected to in the immediate future unless something unpredictable occurs. While strong demand is generally considered a good problem to have, it creates an affordability issue for some buyers, especially first-time buyers. And yet, prices will continue to rise amidst strong demand.



Below you will find copies of the MLS Statistical Reports for

April 2017

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 MLSOK Rules and Regulations.

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 MLSOK, Inc for the period **(04/01/2017) through (04/30/2017)**, while information is deemed reliable it is not guaranteed.

MLSOK, Inc. 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, Inc. 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.



Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **April 2017** as compared to **March 2017** and **April 2016**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email statistics@okcmar.org.

	April 2017	March 2017	April 2016
TOTAL CLOSED	1887	1987	1818
TOTAL \$ VOLUME	\$ 349,581,212	\$ 376,918,750	\$ 324,963,829
AVERAGE PRICE	\$ 185,258	\$ 189,692	\$ 178,748
MEDIAN PRICE	\$ 162,000	\$ 159,900	\$ 155,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	61	65	54
NUMBER OF LISTINGS	7656	7582	7061

TOTAL CLOSED	1887
TOTAL \$ VOLUME	\$ 349,581,212
AVERAGE SELLING PRICE	\$ 185,258
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 162,000
AVERAGE DAYS ON MARKET	61
# OF ACTIVE LISTINGS CURRENTLY	7656
TOTAL UNDER CONTRACT (Pending)	1973
AVERAGE VALUE (Pending)	\$ 202,377



RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:

Condos
Half Duplexes
Manufactured Homes
Patio Homes
Single Family Homes
Townhouses

MONTH	TOTAL CLOSED	DOLLAR VOLUME	RESIDENTIAL LISTINGS PROCESSED
January	1200	\$ 218,145,657	2635
February	1318	\$ 235,167,495	2956
March	1987	\$ 376,918,750	3959
April	1887	\$ 349,581,212	3860

All MLSOK

Entire MLSOK Market Area

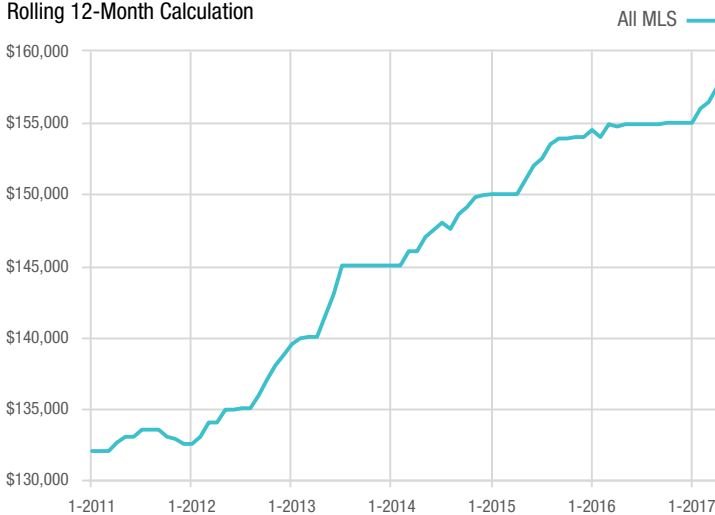
Single Family	April			Year to Date		
	2016	2017	% Change	Thru 4-2016	Thru 4-2017	% Change
New Listings	2,911	3,187	+ 9.5%	10,594	11,557	+ 9.1%
Pending Sales	2,202	2,480	+ 12.6%	7,867	8,411	+ 6.9%
Closed Sales	1,978	1,928	- 2.5%	6,595	6,651	+ 0.8%
Days on Market Until Sale	57	61	+ 7.0%	60	64	+ 6.7%
Median Sales Price*	\$150,000	\$158,000	+ 5.3%	\$150,000	\$155,000	+ 3.3%
Average Sales Price*	\$169,027	\$176,299	+ 4.3%	\$169,450	\$175,567	+ 3.6%
Percent of List Price Received*	97.9%	98.0%	+ 0.1%	97.6%	97.6%	0.0%
Inventory of Homes for Sale	6,924	7,731	+ 11.7%	—	—	—
Months Supply of Inventory	3.7	4.0	+ 8.1%	—	—	—

Townhouse-Condo	April			Year to Date		
	2016	2017	% Change	Thru 4-2016	Thru 4-2017	% Change
New Listings	81	99	+ 22.2%	337	405	+ 20.2%
Pending Sales	54	97	+ 79.6%	229	255	+ 11.4%
Closed Sales	59	68	+ 15.3%	201	191	- 5.0%
Days on Market Until Sale	40	45	+ 12.5%	51	59	+ 15.7%
Median Sales Price*	\$99,900	\$85,250	- 14.7%	\$99,900	\$95,000	- 4.9%
Average Sales Price*	\$133,736	\$104,523	- 21.8%	\$128,364	\$114,395	- 10.9%
Percent of List Price Received*	96.9%	97.3%	+ 0.4%	96.2%	96.1%	- 0.1%
Inventory of Homes for Sale	213	266	+ 24.9%	—	—	—
Months Supply of Inventory	3.9	4.5	+ 15.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

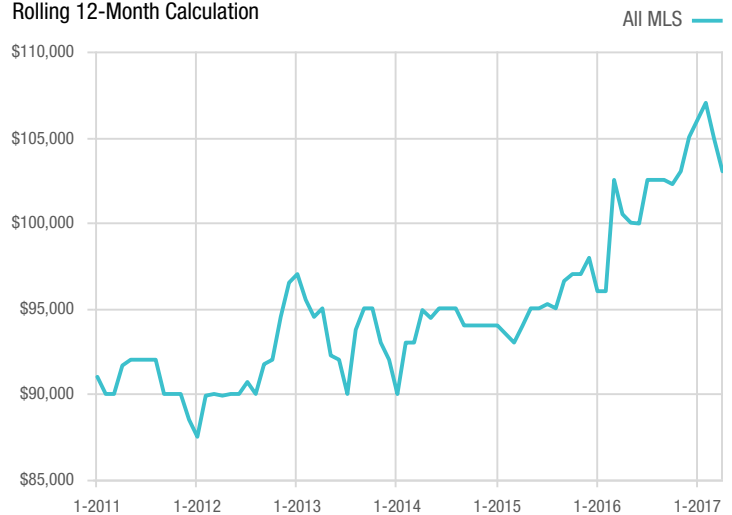
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.