



April 2018 Residential Sales

Date: May 10, 2018
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1 through April 30, 2018**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+ 6.6%	+4.3%	+ 8.4%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

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

Many Sellers and builders are in a good position for financial gains, as the economy continues to favor putting existing homes on the market and building new homes for sale. We are finally beginning to see some upward movement in new listings after at least two years of positive outlook. There may not be massive increases in inventory from week to week, but a longer-term trend toward more new listings would be a good sign. Low inventory should continue to create a competitive situation for buyers, causing price increases over the next several months.

New Listings increased 22.1 percent for Single Family homes and 12.1 percent for Townhouse-Condo homes. Pending Sales increased 16.2 percent for Single Family homes but decreased 3.2 percent for Townhouse-Condo homes. Inventory increased 8.4 percent for Single Family homes and 6.4 percent for Townhouse-Condo homes.

Months' Supply of Inventory Is Even

Month's Supply of Inventory was dead even with last year for both property types.

Median Sales Price Increases



Median Sales Price increased 4.2 percent to \$172,000 for Single Family homes and 5.3 percent to \$110,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 8.2 percent for Single Family homes but increased 11.1 percent for Townhouse-Condo homes.

The winter and spring exhibited unseasonal weather patterns in much of the country. As the seasons change to something more palatable, wages and consumer spending are both up, on average, which should translate positively for the housing market. Being quick with an offer is still the rule of the day as the number of days a home stays on the market drops lower. If that wasn't enough for buyers to mull over with each potential offer, being aware of pending mortgage rate increases is once again in fashion.



Below you will find copies of the MLS Statistical Reports for

April 2018

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.

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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 **(04/01/2018) through (04/30/2018)**, while information is deemed reliable it is not guaranteed.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **April 2018** as compared to **March 2018** and **April 2017**. These statistics are supplied by MLSOK, Inc.

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

	April 2018	March 2018	April 2017
TOTAL CLOSED	2091	2099	1887
TOTAL \$ VOLUME	\$ 407,116,732	\$ 409,345,790	\$ 349,581,212
AVERAGE PRICE	\$ 194,700	\$ 195,019	\$ 185,258
MEDIAN PRICE	\$ 169,000	\$ 163,000	\$ 162,000
% SELLING PRICE TO LIST PRICE	97 %	97 %	98 %
DAYS ON MARKET	57	61	61
NUMBER OF LISTINGS	7075	6935	7656

TOTAL CLOSED	2091
TOTAL \$ VOLUME	\$ 407,116,732
AVERAGE SELLING PRICE	\$ 194,700
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 169,000
AVERAGE DAYS ON MARKET	57
# OF ACTIVE LISTINGS CURRENTLY	7075
TOTAL UNDER CONTRACT (Pending)	2064
AVERAGE VALUE (Pending)	\$ 207,631



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	1317	\$ 248,169,710	2800
February	1493	\$ 275,791,254	2989
March	2099	\$409,345,790	4149
April	2091	\$407,116,732	4155