



## December 2016 Residential Sales

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Date: January 10, 2017

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **December 1, 2016 to December 31, 2016**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Months' Supply of Inventory (MSI) Decreases



The total housing inventory at the end of December 2016 decreased **10.16%** to 7,499 existing homes available for sale. Over the last 12 months this area has had an average of 1,859 closed sales per month. This represents an unsold inventory index of **4.03** MSI for this period.

### Average Sale Prices Going Up



According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **5.08%** in December 2016 to \$192,997 versus the previous year at \$183,669.

### Average Days on Market Shortens



The average number of **61.47** days that homes spent on the market before selling decreased by 10.86 days or **15.01%** in December 2016 compared to last year's same month at **72.32** DOM.

### Sales Success for July 2016 is Positive



Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month. There were 1,756 New Listings in December 2016, down **5.39%** from last year at 1,856. Furthermore, there were 1,668 Closed Listings this month versus last year at 1,749, a **-4.63%** decrease.



Below you will find copies of the MLS Statistical Reports for

**December 2016**

**PLEASE NOTE**

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Based on information from MLSOK, Inc for the period **(12/01/2016) through (12/30/2016)**, 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 **December 2016** as compared to **November 2016** and **December 2015**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email [statistics@okcmar.org](mailto:statistics@okcmar.org).

	<b>December 2016</b>	<b>November 2016</b>	<b>December 2015</b>
<b>TOTAL CLOSED</b>	1692	1548	1548
<b>TOTAL \$ VOLUME</b>	\$ 326,246,495	\$ 290,989,985	\$ 286,944,229
<b>AVERAGE PRICE</b>	\$ 192,817	\$ 188,100	\$ 185,364
<b>MEDIAN PRICE</b>	\$ 158,000	\$ 159,900	\$ 153,000
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	97 %	97 %
<b>DAYS ON MARKET</b>	61	57	72
<b>NUMBER OF LISTINGS</b>	7411	1548	6472

<b>TOTAL CLOSED</b>	1692
<b>TOTAL \$ VOLUME</b>	\$ 326,246,495
<b>AVERAGE SELLING PRICE</b>	\$ 192,817
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 158,000
<b>AVERAGE DAYS ON MARKET</b>	61
<b># OF ACTIVE LISTINGS AT MONTH END</b>	7411
<b>TOTAL UNDER CONTRACT (Pending)</b>	1011
<b>AVERAGE VALUE (Pending)</b>	\$ 182,654



**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	1148	\$ 207,548,406	2631
February	1244	\$ 219,359,809	2840
March	1824	\$ 329,233,534	3240
April	1818	\$ 324,963,829	3829
May	2170	\$ 400,592,397	4190
June	2128	\$ 407,785,156	4003
July	2038	\$ 399,044,216	3806
August	2124	\$ 399,069,157	3673
September	2080	\$ 380,960,039	3718
October	1808	\$ 332,880,333	3207
November	1548	\$ 290,989,985	2774
December	1692	\$ 326,246,495	2703



# December 2016

Area Delimited by Entire Oklahoma City MLS -  
Residential Property Type

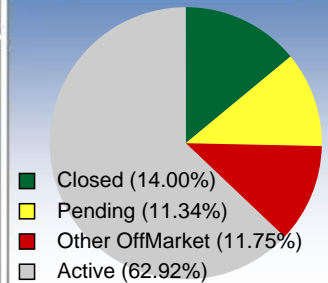


**Absorption:** Last 12 months, an Average of **1,859** Sales/Month

**Active Inventory** as of December 31, 2016 = **7,499**

	DECEMBER		
	2015	2016	+/- %
Closed Listings	1,749	1,668	-4.63%
Pending Listings	1,206	1,351	12.02%
New Listings	1,856	1,756	-5.39%
Median List Price	155,000	159,900	3.16%
Median Sale Price	152,500	157,250	3.11%
Median Percent of List Price to Selling Price	98.72%	98.51%	-0.21%
Median Days on Market to Sale	57.00	39.00	-31.58%
End of Month Inventory	8,347	7,499	-10.16%
Months Supply of Inventory	4.24	4.03	-4.87%

## Market Activity



Report Produced on: Jan 09, 2017

# 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 2016 decreased **10.16%** to 7,499 existing homes available for sale. Over the last 12 months this area has had an average of 1,859 closed sales per month. This represents an unsold inventory index of **4.03** 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 **3.11%** in December 2016 to \$157,250 versus the previous year at \$152,500.

### Median Days on Market Shortens

The median number of **39.00** days that homes spent on the market before selling decreased by 18.00 days or **31.58%** in December 2016 compared to last year's same month at **57.00** DOM.

### Sales Success for December 2016 is Positive

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

There were 1,756 New Listings in December 2016, down **5.39%** from last year at 1,856. Furthermore, there were 1,668 Closed Listings this month versus last year at 1,749, a **-4.63%** decrease.

Closed versus Listed trends yielded a **95.0%** ratio, up from last year's December 2016 at **94.2%**, a **0.80%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

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## 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:**  
**Phone:**  
**Email:**