



## December 2017 Residential Sales

Date: January 10, 2018

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **December 1, 2017 through December 31, 2017**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>+ 3.9%</b>	<b>+ 0.8%</b>	<b>+ 13.8%</b>
Year-Over-Year Change in <b>Closed Sales</b> All Properties	Year-Over-Year Change in <b>Median Sales Price</b> All Properties	Year-Over-Year Change in <b>Homes for Sale</b> All Properties

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

The number of homes for sale, days on market and months of supply were all down in year-over-year comparisons in a majority of the country for the entirety of 2017, as was housing affordability. And although total sales volumes were mixed, prices were consistently up in most markets. Buyers may not benefit from higher prices, but sellers do, and there should be more listing activity by more confident sellers in 2018. At least that would be the most viable prediction for an economic landscape pointing toward improved conditions for sellers.

New Listings increased 24.0 percent for Single Family homes and 25.5 percent for Townhouse-Condo homes. Pending Sales increased 23.8 percent for Single Family homes and 39.0 percent for Townhouse-Condo homes. Inventory increased 13.2 percent for Single Family homes and 33.1 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 5.9 percent for Single Family homes and 25.0 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 1.1 percent to \$161,649 for Single Family homes but decreased 26.8 percent to \$80,500 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 3.3 percent for Single Family homes and 17.9 percent for Townhouse-Condo homes.

Unemployment rates have remained low throughout 2017, and wages have shown improvement, though not always to levels that match home price increases. Yet housing demand remained incredibly strong in 2017, even in the face of higher mortgage rates that are likely to increase further in 2018. Home building and selling professionals are both cautiously optimistic for the year ahead. Housing and economic indicators give reason for this optimism, with or without new federal tax legislation.



Below you will find copies of the MLS Statistical Reports for

**December 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.

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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 **(12/01/2017) through (12/31/2017)**, 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 2017** as compared to **November 2017** and **December 2016**. These statistics are supplied by MLSOK, Inc.

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

	<b>December 2017</b>	<b>November 2017</b>	<b>December 2016</b>
<b>TOTAL CLOSED</b>	1784	1697	1692
<b>TOTAL \$ VOLUME</b>	\$ 338,496,814	\$ 329,092,403	\$ 326,246,495
<b>AVERAGE PRICE</b>	\$ 189,740	\$ 190,388	\$ 192,817
<b>MEDIAN PRICE</b>	\$ 159,200	\$ 161,480	\$ 158,000
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	97 %	98 %
<b>DAYS ON MARKET</b>	57	58	61
<b>NUMBER OF LISTINGS</b>	7140	7691	7411

<b>TOTAL CLOSED</b>	1784
<b>TOTAL \$ VOLUME</b>	\$ 338,496,814
<b>AVERAGE SELLING PRICE</b>	\$ 189,740
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 159,200
<b>AVERAGE DAYS ON MARKET</b>	57
<b># OF ACTIVE LISTINGS CURRENTLY</b>	7140
<b>TOTAL UNDER CONTRACT (Pending)</b>	1085
<b>AVERAGE VALUE (Pending)</b>	\$ 186,044



**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	1200	\$ 218,145,657	2635
February	1318	\$ 235,167,495	2956
March	1987	\$ 376,918,750	3959
April	1887	\$ 349,581,212	3860
May	2441	\$ 482,191,475	4354
June	2351	\$ 463,484,833	4212
July	2168	\$ 430,580,858	3978
August	2211	\$ 429,157,114	3833
September	1896	\$ 366,856,457	3352
October	1813	\$ 345,173,221	3255
November	1697	\$ 329,092,403	2971
December	1784	\$ 338,496,814	2869