



December 2018 Residential Sales

Date: January 10, 2019
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **December 1 through December 31, 2018**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

- 9.6%	+ 2.5%	+ 4.7%
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.

Home prices were consistently up gain in most markets in 2018 but at reduced levels compared to recent years. High demand for few homes for sale fueled price increases, but evidence is mounting that inventory will finally improve in 2019. This may apply some downward pressure on prices for beleaguered home buyers. A fourth interest rate hike by the Federal Reserve in 2018 spooked the stock market to close out the year. The Fed has indicated that a number of rate increases in 2019 will be halved, which may be of little comfort to an already compressed consumer.

New Listings increased 8.2 percent for Single Family homes but decreased 13.3 percent for Townhouse-Condo homes. Pending Sales increased 12.5 percent for Single Family homes and 9.5 percent for Townhouse-Condo homes. Inventory increased 5.0 percent for Single Family homes but decreased 6.3 percent for Townhouse-Condo homes.

Months' Supply of Inventory Remains Flat

Month's Supply of Inventory remained flat for Single Family homes but decreased 6.3 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 1.9 percent to \$165,000 for Single Family homes and 30.4 percent to \$107,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 1.8 percent for Single Family homes and 42.4 percent for Townhouse-Condo homes.

Unemployment rates remained remarkably low again in 2018, and wages continued to improve for many U.S. households. It is generally good for all parties involved in real estate transactions when wages grow, but the percentage of increase, on average, has not kept pace with home price increases. This created an affordability crux in the second half of 2018. Housing affordability will remain an important storyline in 2019;



Below you will find copies of the MLS Statistical Reports for

December 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.

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 **(12/01/2018) through (12/31/2018)**, 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 **December 2018** as compared to **November 2018** and **December 2017**. These statistics are supplied by MLSOK, Inc.

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

	December 2018	November 2018	December 2017
TOTAL CLOSED	1688	1671	1784
TOTAL \$ VOLUME	\$317,344,323	\$ 326,861,088	\$ 338,496,814
AVERAGE PRICE	\$ 188,112	\$ 195,608	\$ 189,740
MEDIAN PRICE	\$ 163,120	\$ 165,000	\$ 159,200
% SELLING PRICE TO LIST PRICE	97 %	97 %	98 %
DAYS ON MARKET	56	51	57
NUMBER OF LISTINGS	7010	7010	7140

TOTAL CLOSED	1688
TOTAL \$ VOLUME	\$ 317,344,323
AVERAGE SELLING PRICE	\$ 188,112
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 163,120
AVERAGE DAYS ON MARKET	56
# OF ACTIVE LISTINGS CURRENTLY	6400
TOTAL UNDER CONTRACT (Pending)	1144
AVERAGE VALUE (Pending)	\$ 196,540



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
May	2467	\$491,072,523	4318
June	2412	\$489,195,080	4323
July	2366	\$490,087,893	4156
August	2382	\$482,478,236	4027
September	1841	\$363,822,487	3254
October	1992	\$391,963,005	3162
November	1671	\$326,861,088	2944
December	1688	\$317,344,323	2832