



## February 2017 Residential Sales

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Date: March 9, 2017

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **February 1, 2017 to February 28, 2017**. 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 February 2017 decreased **10.30%** to 7,648 existing homes available for sale. Over the last 12 months this area has had an average of 1,871 closed sales per month. This represents an unsold inventory index of **4.09** MSI for this period.

### Average Sale Price Falling



According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.29%** in February 2017 to \$177,842 versus the previous year at \$178,352.

### Average Days on Market Lengthens



The average number of **66.65** days that homes spent on the market before selling increased by 2.69 days or **4.20%** in February 2017 compared to last year's same month at **63.97** DOM.

### Sales Success for January 2017 is Positive



Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month. There were 2,649 New Listings in February 2017, down **0.38%** from last year at 2,659. Furthermore, there were 1,298 Closed Listings this month versus last year at 1,202, a **7.99%** increase.



Below you will find copies of the MLS Statistical Reports for

**February 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.

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Based on information from MLSOK, Inc for the period **(02/01/2017) through (02/28/2017)**, 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 **February 2017** as compared to **January 2017** and **February 2016**. These statistics are supplied by MLSOK, Inc.

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

	<b>February 2017</b>	<b>January 2017</b>	<b>February 2016</b>
<b>TOTAL CLOSED</b>	1318	1200	1148
<b>TOTAL \$ VOLUME</b>	\$ 235,167,495	\$ 218,145,657	\$ 207,548,406
<b>AVERAGE PRICE</b>	\$ 178,428	\$ 181,788	\$ 185,595
<b>MEDIAN PRICE</b>	\$ 157,000	\$ 155,500	\$ 147,000
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	97 %	97 %
<b>DAYS ON MARKET</b>	66	66	75
<b>NUMBER OF LISTINGS</b>	7558	7454	5953

<b>TOTAL CLOSED</b>	1318
<b>TOTAL \$ VOLUME</b>	\$ 235,167,495
<b>AVERAGE SELLING PRICE</b>	\$ 178,428
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 157,000
<b>AVERAGE DAYS ON MARKET</b>	66
<b># OF ACTIVE LISTINGS CURRENTLY</b>	7558
<b>TOTAL UNDER CONTRACT (Pending)</b>	1638
<b>AVERAGE VALUE (Pending)</b>	\$ 193,730



**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



# February 2017

Area Delimited by Entire Oklahoma City MLS - Residential Property Type

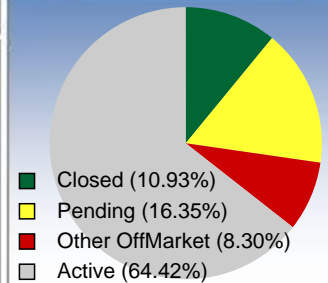


**Absorption:** Last 12 months, an Average of **1,871** Sales/Month

**Active Inventory** as of February 28, 2017 = **7,648**

	FEBRUARY		
	2016	2017	+/- %
Closed Listings	1,202	1,298	7.99%
Pending Listings	1,712	1,941	13.38%
New Listings	2,659	2,649	-0.38%
Median List Price	150,000	159,500	6.33%
Median Sale Price	149,450	155,700	4.18%
Median Percent of List Price to Selling Price	98.58%	98.35%	-0.24%
Median Days on Market to Sale	40.50	44.00	8.64%
End of Month Inventory	8,526	7,648	-10.30%
Months Supply of Inventory	4.40	4.09	-7.18%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Mar 09, 2017

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 February 2017 decreased **10.30%** to 7,648 existing homes available for sale. Over the last 12 months this area has had an average of 1,871 closed sales per month. This represents an unsold inventory index of **4.09** MSI for this period.

### Median Sale Price 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 **4.18%** in February 2017 to \$155,700 versus the previous year at \$149,450.

### Median Days on Market Lengthens

The median number of **44.00** days that homes spent on the market before selling increased by 3.50 days or **8.64%** in February 2017 compared to last year's same month at **40.50** DOM.

### Sales Success for February 2017 is Positive

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

There were 2,649 New Listings in February 2017, down **0.38%** from last year at 2,659. Furthermore, there were 1,298 Closed Listings this month versus last year at 1,202, a **7.99%** increase.

Closed versus Listed trends yielded a **49.0%** ratio, up from previous year's, February 2016, at **45.2%**, a **8.39%** 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®

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