

MEMORANDUM

DATE: February 21, 2014
TO: Association Members
FROM: Steve Mann, MLS Board President
SUBJECT: MLS Statistical Reports

Attached please find copies of the MLS Statistical Reports for

January 2014

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 Section 13 of the MLS Rules and Regulations.

Section 13 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 the MLSOK.com for the period (01/01/2014) through (01/31/2014), while information is deemed reliable it is not guaranteed.

MLSOK 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.com 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.

If you have any questions, please feel free to contact Bobby Gaither at the Association Office.

MEMORANDUM

FROM: Oklahoma City Metropolitan Association of REALTORS®

DATE: February 21, 2014

SUBJECT: Monthly Housing Statistics

Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **January 2014** as compared to **December 2013** and **January 2013**.

These statistics are supplied by MLSOK Multiple Listing Service and should you have any questions, please contact Bobby Gaither at 405-840-1493.

	<u>January 2014</u>	<u>December 2013</u>	<u>January 2013</u>
TOTAL CLOSED	1096	1384	1155
TOTAL \$ VOLUME	\$ 183,714,523	\$ 233,309,362	\$ 178,813,050
AVERAGE PRICE	\$ 167,623	\$ 168,576	\$ 154,816
MEDIAN PRICE	\$ 138,500	\$ 144,500	\$ 137,000
AVG INT. RATE	3.75 %	3.81 %	3.51 %
% SELLING PRICE TO LIST PRICE	98 %	97 %	97 %
DAYS ON MARKET	77	79	81
NUMBER OF LISTINGS	6071	6193	6621



January 2014

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

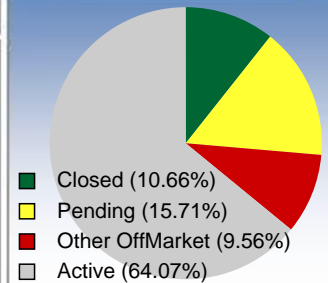


Absorption: Last 12 months, an Average of **1,636** Sales/Month

Active Inventory as of January 31, 2014 = **6,590**

	JANUARY		
	2013	2014	+/- %
Closed Listings	1,157	1,096	-5.27%
Pending Listings	1,523	1,616	6.11%
New Listings	2,284	2,311	1.18%
Median List Price	139,900	143,505	2.58%
Median Sale Price	136,200	138,250	1.51%
Median Percent of List Price to Selling Price	98.28%	97.87%	-0.42%
Median Days on Market to Sale	57.00	53.00	-7.02%
End of Month Inventory	7,724	6,590	-14.68%
Months Supply of Inventory	5.02	4.03	-19.80%

Market Activity



Monthly Inventory Analysis

Report Produced on: Feb 21, 2014

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 January 2014 decreased **14.68%** to 6,590 existing homes available for sale. Over the last 12 months this area has had an average of 1,636 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 **1.51%** in January 2014 to \$138,250 versus the previous year at \$136,200.

Median Days on Market Shortens

The median number of **53.00** days that homes spent on the market before selling decreased by 4.00 days or **7.02%** in January 2014 compared to last year's same month at **57.00** DOM.

Sales Success for January 2014 is Positive

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

There were 2,311 New Listings in January 2014, up **1.18%** from last year at 2,284. Furthermore, there were 1,096 Closed Listings this month versus last year at 1,157, a **-5.27%** decrease.

Closed versus Listed trends yielded a **47.4%** ratio, down from last year's January 2014 at **50.7%**, a **6.38%** downswing. 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 -

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