



January 2016 Residential Sales

Date: February 4, 2016
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame January 1, 2016 to January 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 January 2016 decreased **4.79%** to 6,595 existing homes available for sale. Over the last 12 months this area has had an average of 1,737 closed sales per month. This represents an unsold inventory index of **3.80** MSI for this period.

Average Sale Prices Falling



According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **3.02%** in January 2016 to \$180,762 versus the previous year at \$186,385.

Average Days on Market Shortens



The average number of **58.34** days that homes spent on the market before selling decreased by 17.37 days or **22.95%** in January 2016 compared to last year's same month at **75.71** DOM.

Sales Success for December 2015 is Positive



Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month. There were 2,555 New Listings in January 2016, up **17.31%** from last year at 2,178. Furthermore, there were 1,147 Closed Listings this month versus last year at 1,153, a **-0.52%** decrease.



Below you will find copies of the MLS Statistical Reports for

January 2016

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 (01/01/2016) through (01/31/2016), 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 **January 2016** as compared to **December 2015** and **January 2015**.



These statistics are supplied by MLSOK Multiple Listing Service and should you have any questions, please send an email to statistics@okcmar.org .

	January 2016	December 2015	January 2015
TOTAL CLOSED	1148	1548	1130
TOTAL \$ VOLUME	\$ 207,548,406	\$ 286,944,229	\$ 209,722,721
AVERAGE PRICE	\$ 180,791	\$ 185,364	\$ 185,595
MEDIAN PRICE	\$ 154,200	\$ 153,000	\$ 147,000
AVG INT. RATE	3.96 %	3.48 %	3.58 %
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	58	72	75
NUMBER OF LISTINGS	6596	6472	5953

TOTAL CLOSED	1148
TOTAL \$ VOLUME	\$ 207,548,406
AVERAGE SELLING PRICE	\$ 180,791
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 154,200
AVERAGE INT. RATE AT CLOSING	3.96 %
AVERAGE DAYS ON MARKET	58
# OF ACTIVE LISTINGS AT MONTH END	6596
TOTAL UNDER CONTRACT (Pending)	1483
AVERAGE VALUE (Pending)	\$ 179,653



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	1148	\$ 207,548,406	2631



January 2016

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

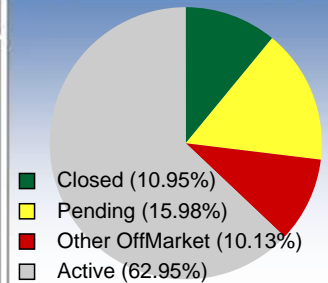


Absorption: Last 12 months, an Average of **1,737** Sales/Month

Active Inventory as of January 31, 2016 = **6,595**

	JANUARY		
	2015	2016	+/- %
Closed Listings	1,153	1,147	-0.52%
Pending Listings	1,524	1,674	9.84%
New Listings	2,178	2,555	17.31%
Median List Price	150,000	158,000	5.33%
Median Sale Price	147,500	154,000	4.41%
Median Percent of List Price to Selling Price	97.84%	98.35%	0.52%
Median Days on Market to Sale	50.00	38.00	-24.00%
End of Month Inventory	6,927	6,595	-4.79%
Months Supply of Inventory	4.00	3.80	-5.17%

Market Activity



Monthly Inventory Analysis

Report Produced on: Feb 04, 2016

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 2016 decreased **4.79%** to 6,595 existing homes available for sale. Over the last 12 months this area has had an average of 1,737 closed sales per month. This represents an unsold inventory index of **3.80** 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 **4.41%** in January 2016 to \$154,000 versus the previous year at \$147,500.

Median Days on Market Shortens

The median number of **38.00** days that homes spent on the market before selling decreased by 12.00 days or **24.00%** in January 2016 compared to last year's same month at **50.00** DOM.

Sales Success for January 2016 is Positive

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

There were 2,555 New Listings in January 2016, up **17.31%** from last year at 2,178. Furthermore, there were 1,147 Closed Listings this month versus last year at 1,153, a **-0.52%** decrease.

Closed versus Listed trends yielded a **44.9%** ratio, down from last year's January 2016 at **52.9%**, a **15.20%** 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®

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