



January 2017 Residential Sales

Date: February 9, 2017

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **January 1, 2017 to January 31, 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 January 2017 decreased **8.55%** to 7,656 existing homes available for sale. Over the last 12 months this area has had an average of 1,860 closed sales per month. This represents an unsold inventory index of **4.12** MSI for this period.

Average Sale Prices Going Up



According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **1.43%** in January 2017 to \$181,391 versus the previous year at \$178,836.

Average Days on Market Lengthens



The average number of **66.61** days that homes spent on the market before selling increased by 7.29 days or **12.29%** in January 2017 compared to last year's same month at **59.32** DOM.

Sales Success for January 2017 is Positive



Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month. There were 2,621 New Listings in January 2017, down **2.35%** from last year at 2,684. Furthermore, there were 1,188 Closed Listings this month versus last year at 1,238, a **-4.04%** decrease.



Below you will find copies of the MLS Statistical Reports for

January 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 **(01/01/2017) through (01/31/2017)**, 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 2016** as compared to **November 2016** and **December 2015**. These statistics are supplied by MLSOK, Inc.

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

	January 2017	December 2016	January 2016
TOTAL CLOSED	1200	1692	1148
TOTAL \$ VOLUME	\$ 218,145,657	\$ 326,246,495	\$ 207,548,406
AVERAGE PRICE	\$ 181,788	\$ 192,817	\$ 180,791
MEDIAN PRICE	\$ 155,500	\$ 158,000	\$ 154,200
% SELLING PRICE TO LIST PRICE	97 %	98 %	97 %
DAYS ON MARKET	66	61	58
NUMBER OF LISTINGS	7454	7411	6596

TOTAL CLOSED	1200
TOTAL \$ VOLUME	\$ 218,145,657
AVERAGE SELLING PRICE	\$ 181,788
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 155,500
AVERAGE DAYS ON MARKET	66
# OF ACTIVE LISTINGS CURRENTLY	7454
TOTAL UNDER CONTRACT (Pending)	1435
AVERAGE VALUE (Pending)	\$ 195,255



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	1200	\$ 218,145,657	2635



January 2017

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

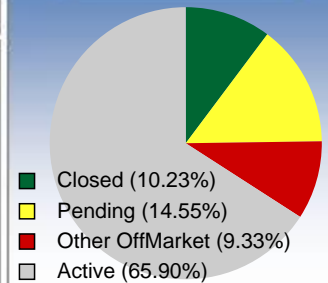


Absorption: Last 12 months, an Average of **1,860** Sales/Month

Active Inventory as of January 31, 2017 = **7,656**

	JANUARY		
	2016	2017	+/- %
Closed Listings	1,238	1,188	-4.04%
Pending Listings	1,542	1,690	9.60%
New Listings	2,684	2,621	-2.35%
Median List Price	155,000	159,675	3.02%
Median Sale Price	152,950	155,000	1.34%
Median Percent of List Price to Selling Price	98.23%	98.20%	-0.03%
Median Days on Market to Sale	39.00	40.00	2.56%
End of Month Inventory	8,372	7,656	-8.55%
Months Supply of Inventory	4.27	4.12	-3.50%

Market Activity



Monthly Inventory Analysis

Report Produced on: Feb 08, 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 January 2017 decreased **8.55%** to 7,656 existing homes available for sale. Over the last 12 months this area has had an average of 1,860 closed sales per month. This represents an unsold inventory index of **4.12** 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 **1.34%** in January 2017 to \$155,000 versus the previous year at \$152,950.

Median Days on Market Lengthens

The median number of **40.00** days that homes spent on the market before selling increased by 1.00 days or **2.56%** in January 2017 compared to last year's same month at **39.00** DOM.

Sales Success for January 2017 is Positive

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

There were 2,621 New Listings in January 2017, down **2.35%** from last year at 2,684. Furthermore, there were 1,188 Closed Listings this month versus last year at 1,238, a **-4.04%** decrease.

Closed versus Listed trends yielded a **45.3%** ratio, down from previous year's, January 2016, at **46.1%**, a **1.73%** 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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