



June 2017 Residential Sales

Date: July 11, 2017

RE: For immediate Release

PLEASE NOTE: MLSOK is now using a different statistics reporting platform called MarketStats. This may alter the report format, but the data source remains MLSOK, Inc.

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **May 1, 2017 through May 31, 2017**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+ 5.4%	0.0%	+ 19.6%
Year-Over-Year Change in Closed Sales All Properties	Year-Over-Year Change in Median Sales Price All Properties	Year-Over-Year Change in Homes for Sale All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

There has been a general slowdown in sales across the country, and this cannot be blamed on negative economic news. Unemployment remains low and wage growth, though nothing to overly celebrate, has held steady or increased for several years in a row. There is strong demand for home buying, emphasized by higher prices and multiple offers on homes for sale in many submarkets. As has been the case for month after month—and now year after year—low inventory is the primary culprit for any sales malaise rather than lack of offers.

New Listings increased 30.7 percent for Single Family homes and 18.2 percent for Townhouse-Condo homes. Pending Sales increased 18.7 percent for Single Family homes and 19.1 percent for Townhouse-Condo homes. Inventory increased 18.9 percent for Single Family homes and 46.5 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 13.5 percent for Single Family homes and 36.1 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 0.2 percent to \$162,000 for Single Family homes and 16.1 percent to \$112,000 for Townhouse-Condo homes.

Average Days on Market Lengthens



Days on Market decreased 2.0 percent for Single Family homes but increased 43.9 percent for Townhouse-Condo homes.

With job creation increasing and mortgage rates remaining low, the pull toward homeownership is expected to continue. Yet housing starts have been drifting lower, and some area beginning to worry that a more serious housing shortage could be in the cards if new construction and building permit applications continue to come in lower in year-over-year comparisons while demand remains high. Homebuilder confidence suggests otherwise, so predictions of a gloomy future should be curbed for the time being.



Below you will find copies of the MLS Statistical Reports for

June 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.

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 **(06/01/2017) through (06/30/2017)**, 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 **June 2017** as compared to **May 2017** and **June 2016**. These statistics are supplied by MLSOK, Inc.

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

	June 2017	May 2017	June 2016
TOTAL CLOSED	2351	2441	2128
TOTAL \$ VOLUME	\$ 463,484,833	\$ 482,191,475	\$ 407,785,156
AVERAGE PRICE	\$ 197,144	\$ 197,538	\$ 191,628
MEDIAN PRICE	\$ 168,000	\$ 165,000	\$ 163,375
% SELLING PRICE TO LIST PRICE	98%	98 %	99 %
DAYS ON MARKET	51	59	48
NUMBER OF LISTINGS	8225	7939	7366

TOTAL CLOSED	2351
TOTAL \$ VOLUME	\$ 463,484,833
AVERAGE SELLING PRICE	\$ 197,144
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 168,000
AVERAGE DAYS ON MARKET	51
# OF ACTIVE LISTINGS CURRENTLY	8225
TOTAL UNDER CONTRACT (Pending)	1861
AVERAGE VALUE (Pending)	\$ 196,433



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
February	1318	\$ 235,167,495	2956
March	1987	\$ 376,918,750	3959
April	1887	\$ 349,581,212	3860
May	2441	\$ 482,191,475	4354
June	2351	\$ 463,484,833	4212