



## June 2018 Residential Sales

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Date: July 11, 2018

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **June 1 through June 30, 2018**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>-1.2%</b>	<b>+1.2%</b>	<b>+ 7.8%</b>
Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

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

Housing markets across the nation are most assuredly active this summer, and buyer competition is manifesting itself into several quick sales above asking price. While the strength of the U.S. economy has helped purchase offers pile up, the Fed recently increased the federal funds rate by 0.25 percent, marking the second rate hike this year, and seventh since late 2015. Although the 30-year mortgage rate did not increase, buyers often react by locking in at the current rate ahead of assumed higher rates later. When this happens, accelerated price increases are possible, causing further strain on affordability.

New Listings increased 9.2 percent for Single Family homes but decreased 8.5 percent for Townhouse-Condo homes. Pending Sales increased 14.8 percent for Single Family homes but decreased 9.5 percent for Townhouse-Condo homes. Inventory increased 7.7 percent for Single Family homes and 11.9 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 2.8 percent for Single Family homes and 13.2 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 1.2 percent to \$172,000 for Single Family homes but decreased 3.0 percent to \$111,500 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 2.0 percent for Single Family homes and 18.8 percent for Townhouse-Condo homes.

Inventory may be persistently lower in year-over-year comparisons, and home prices are still more likely to rise than not, but sales and new listings may finish the summer on the upswing. The housing supply outlook in several markets is beginning to show an increase in new construction and a move by builders away from overstocked rental units to new developments for sale. These are encouraging signs in an already healthy marketplace.



Below you will find copies of the MLS Statistical Reports for

**June 2018**

**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.

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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 **(06/01/2018) through (06/30/2018)**, 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 **June 2018** as compared to **May 2018** and **June 2017**. These statistics are supplied by MLSOK, Inc.

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

	<b>June 2018</b>	<b>May 2018</b>	<b>June 2017</b>
<b>TOTAL CLOSED</b>	2412	2467	2351
<b>TOTAL \$ VOLUME</b>	\$ 489,195,080	\$ 491,072,523	\$ 463,484,833
<b>AVERAGE PRICE</b>	\$ 202,688	\$ 199,057	\$ 197,144
<b>MEDIAN PRICE</b>	\$ 170,000	\$ 169,900	\$ 168,000
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	97 %	98 %
<b>DAYS ON MARKET</b>	50	51	51
<b>NUMBER OF LISTINGS</b>	7451	7335	8225

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<b>AVERAGE SELLING PRICE</b>	\$ 202,688
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 170,000
<b>AVERAGE DAYS ON MARKET</b>	50
<b># OF ACTIVE LISTINGS CURRENTLY</b>	7451
<b>TOTAL UNDER CONTRACT (Pending)</b>	1911
<b>AVERAGE VALUE (Pending)</b>	\$ 207,802



**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	1317	\$ 248,169,710	2800
February	1493	\$ 275,791,254	2989
March	2099	\$409,345,790	4149
April	2091	\$407,116,732	4155
May	2467	\$491,072,523	4318
June	2412	\$489,195,080	4323