



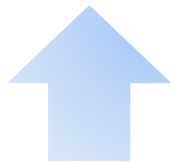
May 2016 Residential Sales

Date: June 7, 2016

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc. for the time frame **May 1, 2016 to May 31, 2016**. Below summarizes our regions monthly sales activity.

Months' Supply of Inventory (MSI) Increases



The total housing inventory at the end of May 2016 rose **4.21%** to 7,251 existing homes available for sale. Over the last 12 months this area has had an average of 1,766 closed sales per month. This represents an unsold inventory index of **4.11** 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 **0.80%** in May 2016 to \$184,587 versus the previous year at \$186,084.

Average Days on Market Shortens



The average number of **53.40** days that homes spent on the market before selling decreased by 4.52 days or **7.81%** in May 2016 compared to last year's same month at **57.92** DOM.

Sales Success for April 2016 is Positive



Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month. There were 2,995 New Listings in May 2016, up **7.23%** from last year at 2,793. Furthermore, there were 2,171 Closed Listings this month versus last year at 2,014, a **7.80%** increase. Closed versus Listed trends yielded a **72.5%** ratio, up from last year's May 2015 at **72.1%**, a **0.53%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.



Below you will find copies of the MLS Statistical Reports for

May 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

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Based on information from MLSOK, Inc. for the period **(05/01/2016)** through **(05/31/2016)**, 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 **May 2016** as compared to **April 2016** and **May 2015**.



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

	<u>May 2016</u>	<u>April 2016</u>	<u>May 2015</u>
TOTAL CLOSED	2170	1818	1972
TOTAL \$ VOLUME	\$400,592,397	\$324,963,829	\$366,707,991
AVERAGE PRICE	\$184,605	\$178,748	\$186,241
MEDIAN PRICE	\$160,000	\$155,000	\$160,000
% SELLING PRICE TO LIST PRICE	98%	98%	98%
DAYS ON MARKET	53	54	58
NUMBER OF LISTINGS	7113	7061	6144

TOTAL CLOSED	2170
TOTAL \$ VOLUME	\$400,592,397
AVERAGE SELLING PRICE	\$184,605
% SELLING PRICE TO LIST PRICE	98%
MEDIAN PRICE	\$160,000
AVERAGE DAYS ON MARKET	53
# OF ACTIVE LISTINGS AT MONTH END	7113
TOTAL UNDER CONTRACT (Pending)	2020
AVERAGE VALUE (Pending)	\$197,969



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
February	1244	\$219,359,809	2840
March	1824	\$329,233,534	3240
April	1818	\$324,963,829	3829
May	2170	\$400,592,397	4190



May 2016

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

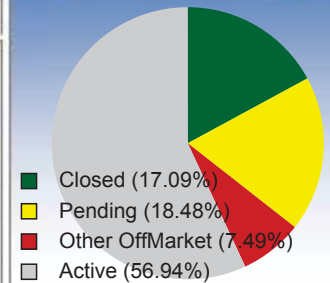


Absorption: Last 12 months, an Average of **1,766** Sales/Month

Active Inventory as of May 31, 2016 = **7,227**

	MAY		
	2015	2016	+/-%
Closed Listings	2,014	2,169	7.70%
Pending Listings	1,994	2,346	17.65%
New Listings	2,793	2,993	7.16%
Median List Price	162,500	163,000	0.31%
Median Sale Price	160,000	160,000	0.00%
Median Percent of List Price to Selling Price	99.09%	99.28%	0.20%
Median Days on Market to Sale	25.00	26.00	4.00%
End of Month Inventory	6,958	7,227	3.87%
Months Supply of Inventory	3.96	4.09	3.40%

Market Activity



Report Produced on: Jun 07, 2016

Monthly Inventory Analysis

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2016 rose **3.87%** to 7,227 existing homes available for sale. Over the last 12 months this area has had an average of 1,766 closed sales per month. This represents an unsold inventory index of **4.09** MSI for this period.

Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **0.00%** in May 2016 to \$160,000 versus the previous year at \$160,000.

Median Days on Market Lengthens

The median number of **26.00** days that homes spent on the market before selling increased by 1.00 days or **4.00%** in May 2016 compared to last year's same month at **25.00** DOM.

Sales Success for May 2016 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 2,993 New Listings in May 2016, up **7.16%** from last year at 2,793. Furthermore, there were 2,169 Closed Listings this month versus last year at 2,014, a **7.70%** increase.

Closed versus Listed trends yielded a **72.5%** ratio, up from last year's May 2016 at **72.1%**, a **0.50%** upswing. This will certainly create pressure on an increasing 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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