



May 2017 Residential Sales

Date: June 12, 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

+ 7.7%	- 1.9%	+ 14.8%
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.

Home prices across the U.S. are reaching all-time highs, prompting worry over another boom-and-bust scenario like we experienced roughly ten years ago. Yet, as we glance across the state of residential real estate, what is clear compared to the last extended run of price increases is that lending standards are now much stronger than they were before. Incomes must be verified, a reasonable amount of money must be paid toward the home prior to purchase and a more stringent loan approval process is in place to prevent a repeat performance of the Great Recession.

New Listings increased 22.2 percent for Single Family homes and 39.0 percent for Townhouse-Condo homes. Pending Sales increased 14.7 percent for Single Family homes but remained flat for Townhouse-Condo homes. Inventory increased 13.9 percent for Single Family homes and 45.7 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 11.1 percent for Single Family homes and 36.1 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 2.6 percent to \$162,500 for Single Family homes but decreased 16.2 percent to \$90,700 for Townhouse-Condo homes.

Average Days on Market Lengthens



Days on Market increased 7.0 percent for Single Family homes and 12.5 percent for Townhouse-Condo homes. 9.3 percent for Single Family homes and 16.3 percent for Townhouse-Condo homes.

In addition to a stronger base upon which to conduct real estate transactions, the overall economy is in better shape than it was a decade ago. More jobs are available, unemployment is relatively low and workers have more faith in their wages and the potential for wage increases. Although we continue to battle an inventory shortage in much of the country, optimism remains high for a successful summer for buying and selling homes.



Below you will find copies of the MLS Statistical Reports for

May 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 **(05/01/2017) through (05/31/2017)**, 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 **May 2017** as compared to **April 2017** and **May 2016**. These statistics are supplied by MLSOK, Inc.

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

	May 2017	April 2017	May 2016
TOTAL CLOSED	2441	1887	2170
TOTAL \$ VOLUME	\$ 482,191,475	\$ 349,581,212	\$ 400,592,397
AVERAGE PRICE	\$ 197,538	\$ 185,258	\$ 184,605
MEDIAN PRICE	\$ 165,000	\$ 162,000	\$ 160,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	59	61	53
NUMBER OF LISTINGS	7939	7656	7113

TOTAL CLOSED	2441
TOTAL \$ VOLUME	\$ 482,191,475
AVERAGE SELLING PRICE	\$ 197,538
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 165,000
AVERAGE DAYS ON MARKET	59
# OF ACTIVE LISTINGS CURRENTLY	7939
TOTAL UNDER CONTRACT (Pending)	1913
AVERAGE VALUE (Pending)	\$ 199,144



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

All MLSOK

Entire MLSOK Market Area

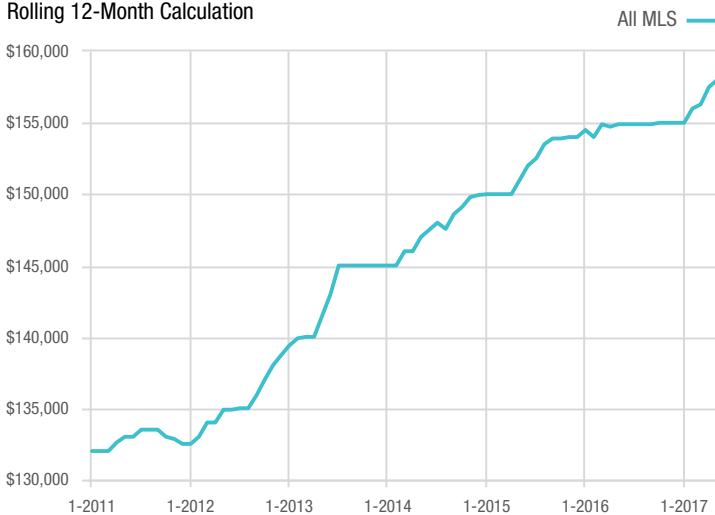
Single Family	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
New Listings	2,781	3,401	+ 22.3%	13,362	14,691	+ 9.9%
Pending Sales	2,257	2,589	+ 14.7%	10,124	10,865	+ 7.3%
Closed Sales	2,294	2,459	+ 7.2%	8,890	9,168	+ 3.1%
Days on Market Until Sale	54	59	+ 9.3%	58	63	+ 8.6%
Median Sales Price*	\$158,373	\$162,500	+ 2.6%	\$152,000	\$157,500	+ 3.6%
Average Sales Price*	\$178,849	\$190,424	+ 6.5%	\$171,875	\$179,547	+ 4.5%
Percent of List Price Received*	97.9%	97.8%	- 0.1%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	6,839	7,808	+ 14.2%	—	—	—
Months Supply of Inventory	3.6	4.0	+ 11.1%	—	—	—

Townhouse-Condo	May			Year to Date		
	2016	2017	% Change	Thru 5-2016	Thru 5-2017	% Change
New Listings	77	107	+ 39.0%	414	510	+ 23.2%
Pending Sales	66	66	0.0%	295	319	+ 8.1%
Closed Sales	66	82	+ 24.2%	267	273	+ 2.2%
Days on Market Until Sale	49	57	+ 16.3%	50	58	+ 16.0%
Median Sales Price*	\$108,250	\$90,700	- 16.2%	\$101,000	\$92,500	- 8.4%
Average Sales Price*	\$144,089	\$108,838	- 24.5%	\$132,251	\$112,725	- 14.8%
Percent of List Price Received*	95.9%	95.9%	0.0%	96.1%	96.0%	- 0.1%
Inventory of Homes for Sale	199	290	+ 45.7%	—	—	—
Months Supply of Inventory	3.6	4.9	+ 36.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

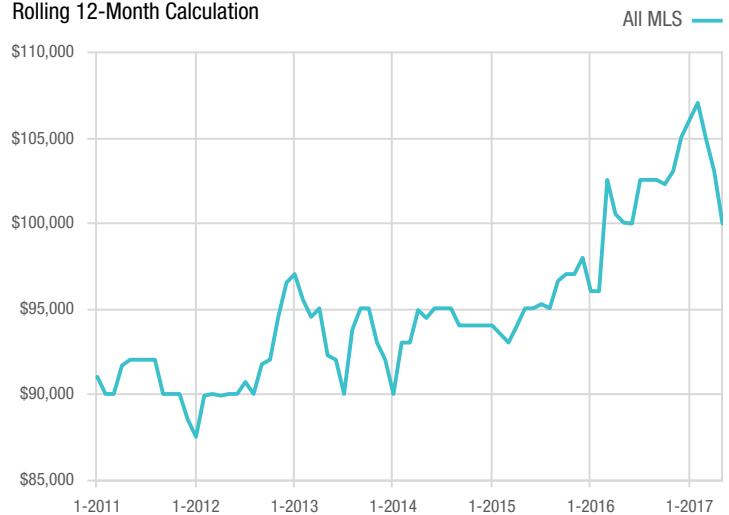
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.