



November 2016 Residential Sales

Date: December 15, 2016
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **November 1, 2016 to November 30, 2016**. 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 November 2016 decreased **9.00%** to **8,172** existing homes available for sale. Over the last 12 months this area has had an average of 1,864 closed sales per month. This represents an unsold inventory index of 4.38 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 **1.14%** in November 2016 to \$187,395 versus the previous year at \$185,290.

Average Days on Market Shortens



The average number of **57.06** days that homes spent on the market before selling decreased by 30.69 days or **34.98%** in November 2016 compared to last year's same month at **87.75** DOM.

Sales Success for July 2016 is Positive



Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month. There were 2,217 New Listings in November 2016, down **2.64%** from last year at 2,277. Furthermore, there were 1,525 Closed Listings this month versus last year at 1,470, a **3.74%** increase.



Below you will find copies of the MLS Statistical Reports for

November 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 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 **(11/01/2016) through (11/30/2016)**, 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 **November 2016** as compared to **October 2016** and **November 2015**. These statistics are supplied by MLSOK, Inc.

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

	November 2016	October 2016	November 2015
TOTAL CLOSED	1548	1808	1268
TOTAL \$ VOLUME	\$ 290,989,985	\$ 332,880,333	\$ 236,958,747
AVERAGE PRICE	\$ 188,100	\$ 184,115	\$ 186,876
MEDIAN PRICE	\$ 159,900	\$ 158,593	\$ 154,125
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	56	59	**
NUMBER OF LISTINGS	1547	8219	6848

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AVERAGE SELLING PRICE	\$ 188,100
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 159,900
AVERAGE DAYS ON MARKET	56
# OF ACTIVE LISTINGS AT MONTH END	7775
TOTAL UNDER CONTRACT (Pending)	1227
AVERAGE VALUE (Pending)	\$ 196,613



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
June	2128	\$ 407,785,156	4003
July	2038	\$ 399,044,216	3806
August	2124	\$ 399,069,157	3673
September	2080	\$ 380,960,039	3718
October	1808	\$ 332,880,333	3207
November	1547	\$ 290,989,985	2774



November 2016

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

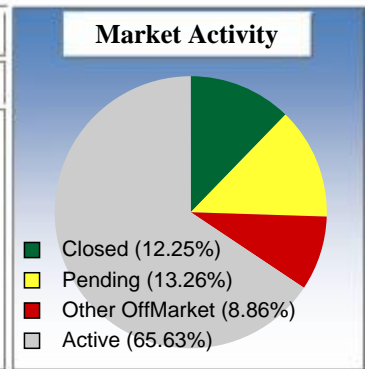


Absorption: Last 12 months, an Average of **1,864** Sales/Month

Active Inventory as of November 30, 2016 = **8,172**

Closed Listings	1,470	1,525	3.74%
Pending Listings	1,481	1,651	11.48%
New Listings	2,277	2,217	-2.64%
Average List Price	189,960	192,098	1.13%
Average Sale Price	185,290	187,395	1.14%
Average Percent of List Price to Selling Price	97.19%	97.25%	0.06%
Average Days on Market to Sale	87.75	57.06	-34.98%
End of Month Inventory	8,980	8,172	-9.00%
Months Supply of Inventory	4.53	4.38	-3.29%

NOVEMBER		
2015	2016	+/- %
1,470	1,525	3.74%
1,481	1,651	11.48%
2,277	2,217	-2.64%
189,960	192,098	1.13%
185,290	187,395	1.14%
97.19%	97.25%	0.06%
87.75	57.06	-34.98%
8,980	8,172	-9.00%
4.53	4.38	-3.29%



Monthly Inventory Analysis

Report Produced on: Dec 14, 2016

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

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There were 2,217 New Listings in November 2016, down **2.64%** from last year at 2,277. Furthermore, there were 1,525 Closed Listings this month versus last year at 1,470, a **3.74%** increase.

Closed versus Listed trends yielded a **68.8%** ratio, up from previous year's, November 2015, at **64.6%**, a **6.55%** upswing. 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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