



November 2017 Residential Sales

Date: December 12, 2017

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **November 1, 2017 through November 30, 2017**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+ 10.8%	+ 1.2%	+ 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.

The facts of residential real estate have remained consistent in 2017. In year-over-year comparisons, the number of homes for sale has been fewer in most locales, and homes have been selling in fewer days for higher prices. This hasn't always been true, but it has been a common enough storyline to make it an overarching trend for the year.

New Listings increased 23.6 percent for Single Family homes and 48.4 percent for Townhouse-Condo homes. Pending Sales increased 16.5 percent for Single Family homes and 22.9 percent for Townhouse-Condo homes. Inventory increased 14.3 percent for Single Family homes and 32.0 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 5.4 percent for Single Family homes and 25.0 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 2.1 percent to \$164,700 for Single Family homes but decreased 18.1 percent to \$92,500 for Townhouse-Condo homes.

Average Days on Market Lengthens



Days on Market increased 1.8 percent for Single Family homes but increased 13.8 percent for Townhouse-Condo homes.

New tax legislation could have ramifications on housing. The White House believes that the tax reform bill will have a small impact on home prices, lowering them by less than 4 percent, and could conceivably boost homeownership. The National Association of REALTORS® has stated that eliminating the mortgage interest deduction could hurt housing, as the doubled standard deduction would reduce the desire to take out a mortgage and itemize the interest associated with it, thus reducing demand. This is a developing story.



Below you will find copies of the MLS Statistical Reports for

November 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 **(11/01/2017) through (11/30/2017)**, 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 **November 2017** as compared to **October 2017** and **November 2016**. These statistics are supplied by MLSOK, Inc.

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

	November 2017	October 2017	November 2016
TOTAL CLOSED	1697	1813	1548
TOTAL \$ VOLUME	\$ 329,092,403	\$ 345,173,221	\$ 290,989,985
AVERAGE PRICE	\$ 193,926	\$ 190,388	\$ 188,100
MEDIAN PRICE	\$ 161,480	\$ 158,000	\$ 159,900
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	58	55	56
NUMBER OF LISTINGS	7691	7963	7775

TOTAL CLOSED	1697
TOTAL \$ VOLUME	\$ 329,092,403
AVERAGE SELLING PRICE	\$ 193,926
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 161,480
AVERAGE DAYS ON MARKET	58
# OF ACTIVE LISTINGS CURRENTLY	7691
TOTAL UNDER CONTRACT (Pending)	1274
AVERAGE VALUE (Pending)	\$ 193,967



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
July	2168	\$ 430,580,858	3978
August	2211	\$ 429,157,114	3833
September	1896	\$ 366,856,457	3352
October	1813	\$ 345,173,221	3255
November	1697	\$ 329,092,403	2971