



November 2018 Residential Sales

Date: December 11, 2018
RE: For immediate Release

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

Quick Facts

- 5.3%	+ 1.9%	+ 5.3%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

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

The booming U.S. economy continues to prop up home sales and new listings in much of the nation, although housing affordability remains a concern. Historically, housing is still relatively affordable. Although Freddie Mac recently reported that the 30-year fixed rate is at its highest average in seven years, reaching 4.94 percent, average rates were 5.97 percent ten years ago, 6.78 percent 20 years ago and 10.39 percent 30 years ago. Nevertheless, affordability concerns are causing a slowdown in home price growth in some markets, while price reductions are becoming more common.

New Listings increased 7.8 percent for Single Family homes and 31.3 percent for Townhouse-Condo homes. Pending Sales increased 5.7 percent for Single Family homes and 34.5 percent for Townhouse-Condo homes. Inventory increased 4.9 percent for Single Family homes and 17.9 percent for Townhouse-Condo homes.

Months' Supply of Inventory Remains Flat

Month's Supply of Inventory remained flat for Single Family homes but increased 13.2 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 1.2 percent to \$166,900 for Single Family homes and 36.2 percent to \$125,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 10.5 percent for Single Family homes but increased 34.6 percent for Townhouse-Condo homes.

The Bureau of Labor Statistics recently reported that the national unemployment rate was at 3.7 percent. Low unemployment has helped the housing industry during this extensive period of U.S. economic prosperity. Home buying and selling activity relies on gainful employment. It also relies on demand, and builders are showing caution by breaking ground on fewer single-family construction projects in the face of rising mortgage rates and fewer showings.



Below you will find copies of the MLS Statistical Reports for

November 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.

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 **(11/01/2018) through (11/30/2018)**, 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 2018** as compared to **October 2018** and **November 2017**. These statistics are supplied by MLSOK, Inc.

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

	November 2018	October 2018	November 2017
TOTAL CLOSED	1671	1992	1697
TOTAL \$ VOLUME	\$326,861,088	\$ 391,963,005	\$ 329,092,403
AVERAGE PRICE	\$ 195,608	\$ 196,867	\$ 193,926
MEDIAN PRICE	\$ 165,000	\$ 168,000	\$ 15161,480
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	51	52	58
NUMBER OF LISTINGS	7010	7366	7691

TOTAL CLOSED	1992
TOTAL \$ VOLUME	\$ 326,861,088
AVERAGE SELLING PRICE	\$ 195,608
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 165,000
AVERAGE DAYS ON MARKET	51
# OF ACTIVE LISTINGS CURRENTLY	7010
TOTAL UNDER CONTRACT (Pending)	1273
AVERAGE VALUE (Pending)	\$ 198,135



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	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
July	2366	\$490,087,893	4156
August	2382	\$482,478,236	4027
September	1841	\$363,822,487	3254
October	1992	\$391,963,005	3162
November	1671	\$326,861,088	2944