



October 2016 Residential Sales

Date: November 7, 2016
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **October 1, 2016 to October 31, 2016**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Note: You may see a rise in the statistics reflected below due to the inclusion of the Norman, Altus, and Western boards to MLS.

Months' Supply of Inventory (MSI) Decreases



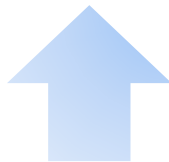
The total housing inventory at the end of October 2016 decreased **7.89%** to 8,374 existing homes available for sale. Over the last 12 months this area has had an average of 1,854 closed sales per month. This represents an unsold inventory index of **4.52** MSI for this period.

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 **1.96%** in October 2016 to \$184,029 versus the previous year at \$187,703.

Average Days on Market Lengthens



The average number of **60.45** days that homes spent on the market before selling increased by 5.51 days or **10.02%** in October 2016 compared to last year's same month at **54.95** DOM.

Sales Success for July 2016 is Positive



Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month. There were 2,549 New Listings in October 2016, down **7.04%** from last year at 2,742. Furthermore, there were 1,778 Closed Listings this month versus last year at 1,792, a **-0.78%** decrease.



Below you will find copies of the MLS Statistical Reports for

October 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 the MLSOK.com for the period **(10/01/2016) through (10/31/2016)**, 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 **October 2016** as compared to **September 2016** and **October 2015**.



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

	October 2016	September 2016	October 2015
TOTAL CLOSED	1808	2080	1541
TOTAL \$ VOLUME	\$ 332,880,333	\$ 380,960,039	\$ 291,475,981
AVERAGE PRICE	\$ 184,115	\$ 183,154	\$ 189,147
MEDIAN PRICE	\$ 158,593	\$ 156,450	\$ 154,900
% SELLING PRICE TO LIST PRICE	97 %	98 %	97 %
DAYS ON MARKET	59	57	52
NUMBER OF LISTINGS	8219	8305	6944

TOTAL CLOSED	1808
TOTAL \$ VOLUME	\$ 332,880,333
AVERAGE SELLING PRICE	\$ 184,115
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 158,593
AVERAGE DAYS ON MARKET	59
# OF ACTIVE LISTINGS AT MONTH END	8219
TOTAL UNDER CONTRACT (Pending)	1399
AVERAGE VALUE (Pending)	\$ 188,442



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



October 2016

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

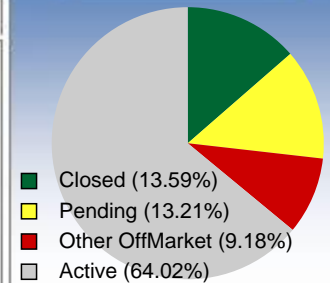


Absorption: Last 12 months, an Average of **1,854** Sales/Month

Active Inventory as of October 31, 2016 = **8,374**

	OCTOBER		
	2015	2016	+/- %
Closed Listings	1,792	1,778	-0.78%
Pending Listings	1,652	1,728	4.60%
New Listings	2,742	2,549	-7.04%
Median List Price	155,000	159,925	3.18%
Median Sale Price	154,984	157,250	1.46%
Median Percent of List Price to Selling Price	98.76%	98.61%	-0.15%
Median Days on Market to Sale	31.50	35.00	11.11%
End of Month Inventory	9,091	8,374	-7.89%
Months Supply of Inventory	4.57	4.52	-1.21%

Market Activity



Monthly Inventory Analysis

Report Produced on: Nov 07, 2016

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2016 decreased **7.89%** to 8,374 existing homes available for sale. Over the last 12 months this area has had an average of 1,854 closed sales per month. This represents an unsold inventory index of **4.52** MSI for this period.

Median Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **1.46%** in October 2016 to \$157,250 versus the previous year at \$154,984.

Median Days on Market Lengthens

The median number of **35.00** days that homes spent on the market before selling increased by 3.50 days or **11.11%** in October 2016 compared to last year's same month at **31.50** DOM.

Sales Success for October 2016 is Positive

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

There were 2,549 New Listings in October 2016, down **7.04%** from last year at 2,742. Furthermore, there were 1,778 Closed Listings this month versus last year at 1,792, a **-0.78%** decrease.

Closed versus Listed trends yielded a **69.8%** ratio, up from last year's October 2016 at **65.4%**, a **6.73%** 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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