



## October 2018 Residential Sales

Date: November 15, 2018  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **October 1 through October 31, 2018**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>+ 5.9%</b>	<b>+ 5.0%</b>	<b>+ 7.4%</b>
Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

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

If the last few months are an indication of the temperature of housing markets across the country, a period of relative calm can be expected during the last three months of the year. A trend of market balance is emerging as we approach the end of 2018. Prices are still rising in most areas, and the number of homes for sale is still low, but there is a general shrinking of year-over-year percentage change gaps in sales, inventory, and prices.

New Listings increased 15.5 percent for Single Family homes and 46.9 percent for Townhouse-Condo homes. Pending Sales increased 2.0 percent for Single Family homes and 1.9 percent for Townhouse-Condo homes. Inventory increased 7.4 percent for Single Family homes and 9.7 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 2.9 percent for Single Family homes and 5.9 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 4.3 percent to \$168,900 for Single Family homes and 13.2 percent to \$121,200 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 7.4 percent for Single Family homes but increased 33.3 percent for Townhouse-Condo homes.

Stock markets experienced an October setback, but that does not necessarily translate into a decline in the real estate market. The national unemployment rate has been below 4.0 percent for three straight months and during five of the last six months. This is exceptional news for industries related to real estate. Meanwhile, homebuilder confidence remains positive, homeownership rates have increased in the key under-35 buyer group and prices, though still rising, have widely reduced the march towards record highs.



Below you will find copies of the MLS Statistical Reports for

**October 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 **(10/01/2018) through (10/31/2018)**, 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 2018** as compared to **September 2018** and **October 2017**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email [mlstechsupport@okcmar.org](mailto:mlstechsupport@okcmar.org).

	<b>October 2018</b>	<b>September 2018</b>	<b>October 2017</b>
<b>TOTAL CLOSED</b>	1992	1841	1813
<b>TOTAL \$ VOLUME</b>	\$ 391,963,005	\$ 363,822,487	\$ 345,173,221
<b>AVERAGE PRICE</b>	\$ 196,867	\$ 197,622	\$ 190,388
<b>MEDIAN PRICE</b>	\$ 168,000	\$ 167,000	\$ 158,000
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	97 %	97 %
<b>DAYS ON MARKET</b>	52	46	55
<b>NUMBER OF LISTINGS</b>	7366	7482	7963

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<b>AVERAGE SELLING PRICE</b>	\$ 196,867
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 168,000
<b>AVERAGE DAYS ON MARKET</b>	52
<b># OF ACTIVE LISTINGS CURRENTLY</b>	7366
<b>TOTAL UNDER CONTRACT (Pending)</b>	1170
<b>AVERAGE VALUE (Pending)</b>	\$ 191,543



**RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:**

- Condos
- Half Duplexes
- Manufactured Homes
- Patio Homes
- Single Family Homes
- Townhouses

<b>MONTH</b>	<b>TOTAL CLOSED</b>	<b>DOLLAR VOLUME</b>	<b>RESIDENTIAL LISTINGS PROCESSED</b>
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