



August 2017 Residential Sales

Date: September 12, 2017

RE: For immediate Release

PLEASE NOTE: MLSOK is now using a different statistics reporting platform called MarketStats. This may alter the report format, but the data source remains MLSOK, Inc.

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **August 1, 2017 through August 31, 2017**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+ 3.3%	+ 0.5%	+ 18.2%
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.

August tends to mark the waning of housing activity ahead of the school year. Not all buyers and sellers have children, but there are enough parents that do not want to uproot their children during the school year to historically create a natural market cool down before any actual temperature change. Competition is expected to remain fierce for available listings. Savvy sellers and buyers know that deals can be made well into the school months, as household formations take on many shapes and sizes.

New Listings increased 19.6 percent for Single Family homes and 6.7 percent for Townhouse-Condo homes. Pending Sales increased 8.7 percent for Single Family homes and 4.8 percent for Townhouse-Condo homes. Inventory increased 17.4 percent for Single Family homes and 45.7 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 10.5 percent for Single Family homes and 36.1 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price decreased was down slightly for Single Family homes to \$157,900 and Townhouse-Condo homes were down 3.6 percent to \$94,500.

Average Days on Market Lengthens



Days on Market decreased 3.8 percent for Single Family homes but increased 2.0 percent for Townhouse-Condo homes.

The prevailing trends lasted through summer. This was expected, since there have not been any major changes in the economy that would affect housing. Factors such as wage growth, unemployment and mortgage rates have all been stable. Every locality has its unique challenges, but the whole of residential real estate is in good shape. Recent manufacturing data is showing demand for housing construction materials and supplies, which may help lift the ongoing low inventory situation in 2018.



Below you will find copies of the MLS Statistical Reports for

August 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 **(08/01/2017) through (08/31/2017)**, 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 **August 2017** as compared to **July 2017** and **August 2016**. These statistics are supplied by MLSOK, Inc.

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

	August 2017	July 2017	August 2016
TOTAL CLOSED	2211	2168	2124
TOTAL \$ VOLUME	\$ 429,157,114	\$ 430,580,858	\$ 399,069,157
AVERAGE PRICE	\$ 194,101	\$ 198,607	\$ 187,886
MEDIAN PRICE	\$ 163,800	\$ 164,900	\$ 159,900
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	52	46	53
NUMBER OF LISTINGS	8325	8407	8332

TOTAL CLOSED	2211
TOTAL \$ VOLUME	\$ 429,157,114
AVERAGE SELLING PRICE	\$ 194,101
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 163,800
AVERAGE DAYS ON MARKET	52
# OF ACTIVE LISTINGS CURRENTLY	8325
TOTAL UNDER CONTRACT (Pending)	1622
AVERAGE VALUE (Pending)	\$ 195,350



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

All MLSOK

Entire MLSOK Market Area

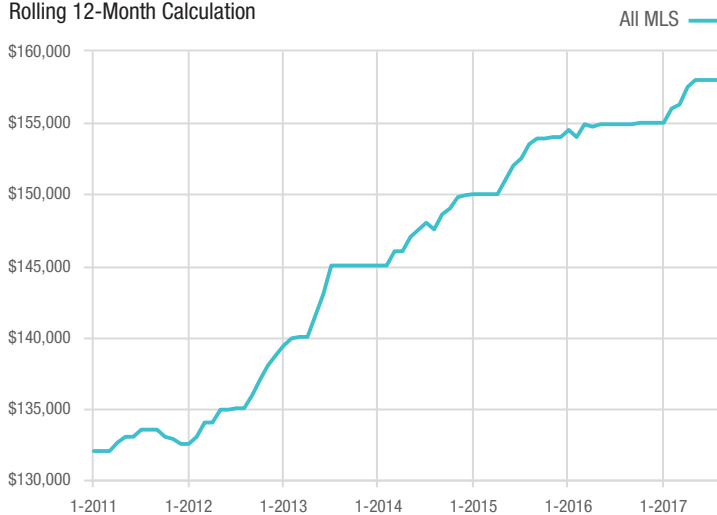
Single Family	August			Year to Date		
	2016	2017	% Change	Thru 8-2016	Thru 8-2017	% Change
New Listings	2,714	3,245	+ 19.6%	21,695	23,776	+ 9.6%
Pending Sales	2,139	2,326	+ 8.7%	16,377	17,557	+ 7.2%
Closed Sales	2,181	2,254	+ 3.3%	15,457	16,282	+ 5.3%
Days on Market Until Sale	53	51	- 3.8%	56	57	+ 1.8%
Median Sales Price*	\$157,950	\$157,900	- 0.0%	\$155,000	\$159,000	+ 2.6%
Average Sales Price*	\$181,413	\$182,437	+ 0.6%	\$177,478	\$181,997	+ 2.5%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	97.7%	97.8%	+ 0.1%
Inventory of Homes for Sale	7,181	8,433	+ 17.4%	—	—	—
Months Supply of Inventory	3.8	4.2	+ 10.5%	—	—	—

Townhouse-Condo	August			Year to Date		
	2016	2017	% Change	Thru 8-2016	Thru 8-2017	% Change
New Listings	75	80	+ 6.7%	673	773	+ 14.9%
Pending Sales	62	65	+ 4.8%	499	522	+ 4.6%
Closed Sales	74	76	+ 2.7%	475	482	+ 1.5%
Days on Market Until Sale	51	52	+ 2.0%	50	56	+ 12.0%
Median Sales Price*	\$98,000	\$94,500	- 3.6%	\$105,000	\$95,000	- 9.5%
Average Sales Price*	\$123,835	\$135,293	+ 9.3%	\$135,063	\$116,989	- 13.4%
Percent of List Price Received*	97.5%	94.1%	- 3.5%	96.5%	95.8%	- 0.7%
Inventory of Homes for Sale	197	287	+ 45.7%	—	—	—
Months Supply of Inventory	3.6	4.9	+ 36.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

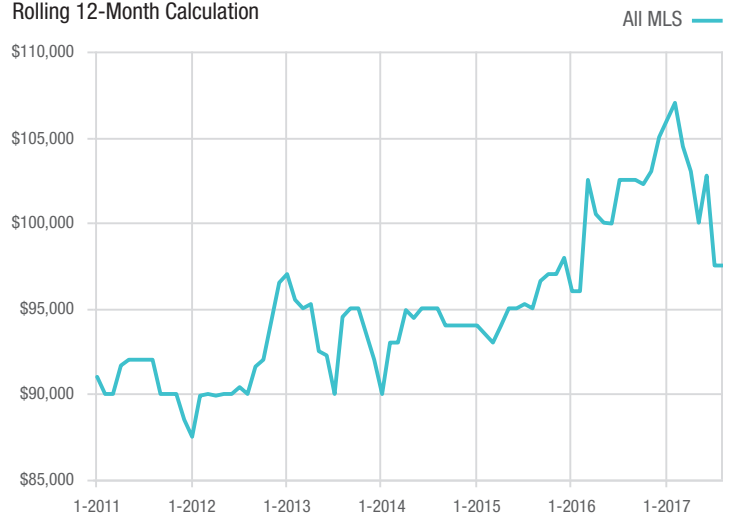
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Monthly Indicators



August 2017

August tends to mark the waning of housing activity ahead of the school year. Not all buyers and sellers have children, but there are enough parents that do not want to uproot their children during the school year to historically create a natural market cool down before any actual temperature change. Competition is expected to remain fierce for available listings. Savvy sellers and buyers know that deals can be made well into the school months, as household formations take on many shapes and sizes.

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Quick Facts

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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

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	8-2016	8-2017	% Change	YTD 2016	YTD 2017	% Change
New Listings		2,714	3,245	+ 19.6%	21,695	23,776	+ 9.6%
Pending Sales		2,139	2,326	+ 8.7%	16,377	17,557	+ 7.2%
Closed Sales		2,181	2,254	+ 3.3%	15,457	16,282	+ 5.3%
Days on Market Until Sale		53	51	- 3.8%	56	57	+ 1.8%
Median Sales Price		\$157,950	\$157,900	- 0.0%	\$155,000	\$159,000	+ 2.6%
Average Sales Price		\$181,413	\$182,437	+ 0.6%	\$177,478	\$181,997	+ 2.5%
Percent of List Price Received		97.9%	97.7%	- 0.2%	97.7%	97.8%	+ 0.1%
Housing Affordability Index		190	184	- 3.2%	193	183	- 5.2%
Inventory of Homes for Sale		7,181	8,433	+ 17.4%	—	—	—
Months Supply of Inventory		3.8	4.2	+ 10.5%	—	—	—

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse-Condo properties only.



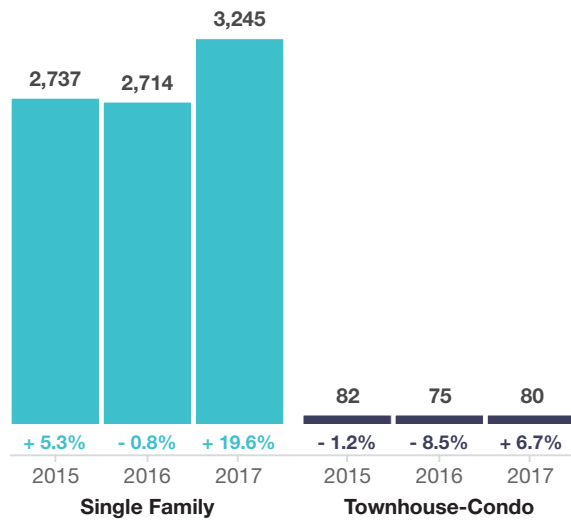
Key Metrics	Historical Sparkbars	8-2016	8-2017	% Change	YTD 2016	YTD 2017	% Change
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Pending Sales		62	65	+ 4.8%	499	522	+ 4.6%
Closed Sales		74	76	+ 2.7%	475	482	+ 1.5%
Days on Market Until Sale		51	52	+ 2.0%	50	56	+ 12.0%
Median Sales Price		\$98,000	\$94,500	- 3.6%	\$105,000	\$95,000	- 9.5%
Average Sales Price		\$123,835	\$135,293	+ 9.3%	\$135,063	\$116,989	- 13.4%
Percent of List Price Received		97.5%	94.1%	- 3.5%	96.5%	95.8%	- 0.7%
Housing Affordability Index		325	327	+ 0.6%	304	325	+ 6.9%
Inventory of Homes for Sale		197	287	+ 45.7%	—	—	—
Months Supply of Inventory		3.6	4.9	+ 36.1%	—	—	—

New Listings

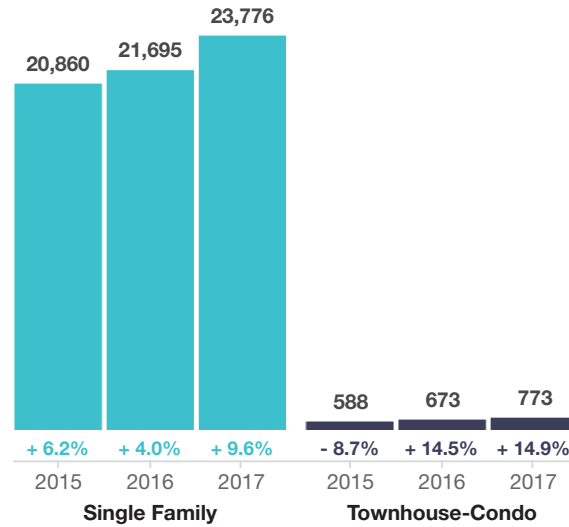
A count of the properties that have been newly listed on the market in a given month.



August

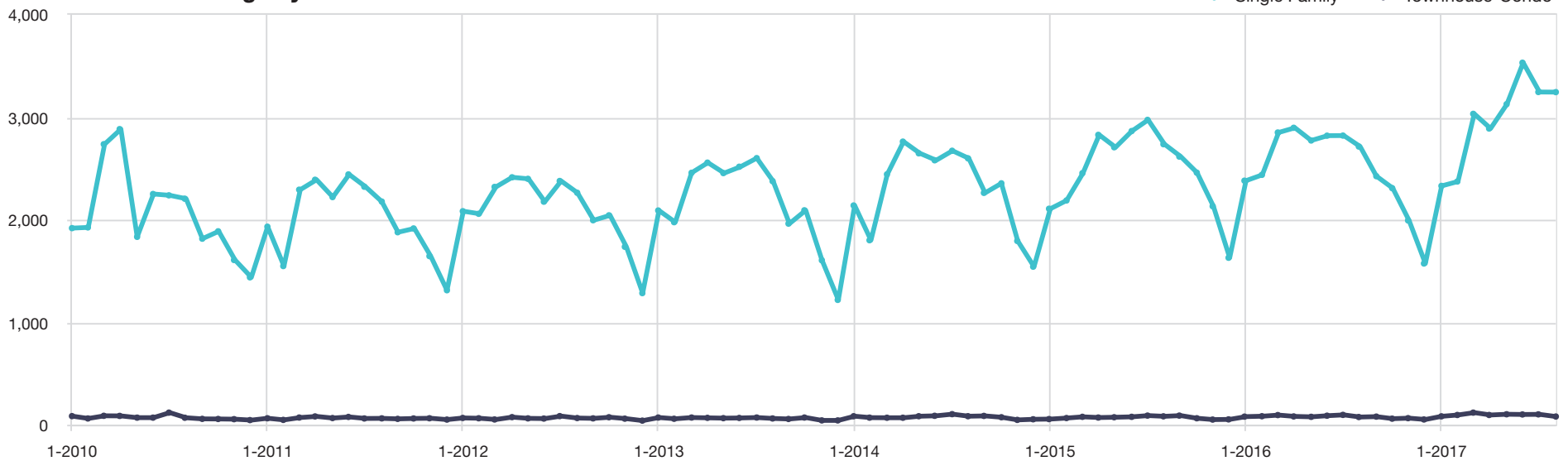


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	2,425	-7.3%	79	-11.2%
Oct-2016	2,308	-6.1%	59	-6.3%
Nov-2016	1,993	-6.5%	64	+28.0%
Dec-2016	1,573	-3.4%	51	-1.9%
Jan-2017	2,330	-2.1%	82	+3.8%
Feb-2017	2,373	-2.7%	95	+14.5%
Mar-2017	3,033	+6.4%	118	+25.5%
Apr-2017	2,890	-0.2%	95	+17.3%
May-2017	3,127	+12.8%	102	+32.5%
Jun-2017	3,532	+25.2%	100	+13.6%
Jul-2017	3,246	+15.1%	101	+5.2%
Aug-2017	3,245	+19.6%	80	+6.7%
12-Month Avg	2,673	+5.1%	86	+11.7%

Historical New Listings by Month

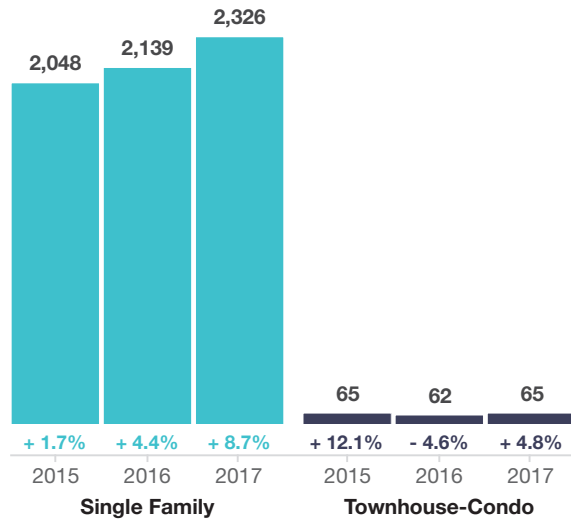


Pending Sales

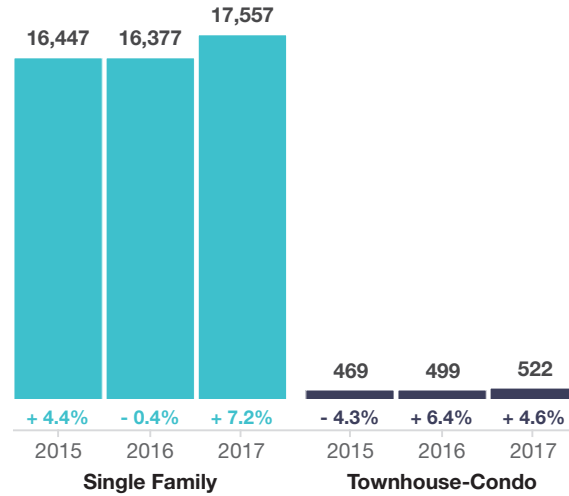
A count of the properties on which offers have been accepted in a given month.



August

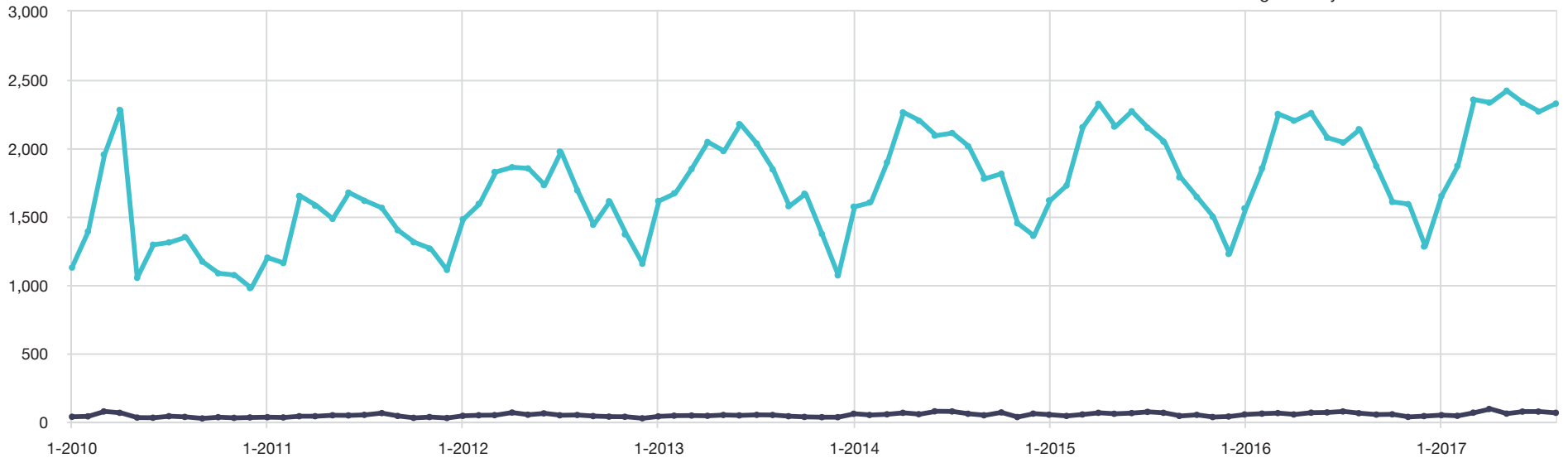


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	1,869	+ 4.6%	52	+ 23.8%
Oct-2016	1,607	- 2.2%	54	+ 8.0%
Nov-2016	1,591	+ 6.1%	35	+ 2.9%
Dec-2016	1,281	+ 4.4%	41	+ 7.9%
Jan-2017	1,651	+ 5.8%	48	- 9.4%
Feb-2017	1,871	+ 1.0%	43	- 27.1%
Mar-2017	2,355	+ 4.7%	66	+ 4.8%
Apr-2017	2,333	+ 6.0%	93	+ 75.5%
May-2017	2,420	+ 7.2%	59	- 10.6%
Jun-2017	2,333	+ 12.3%	74	+ 8.8%
Jul-2017	2,268	+ 11.1%	74	- 1.3%
Aug-2017	2,326	+ 8.7%	65	+ 4.8%
12-Month Avg	1,992	+ 6.1%	59	+ 7.3%

Historical Pending Sales by Month

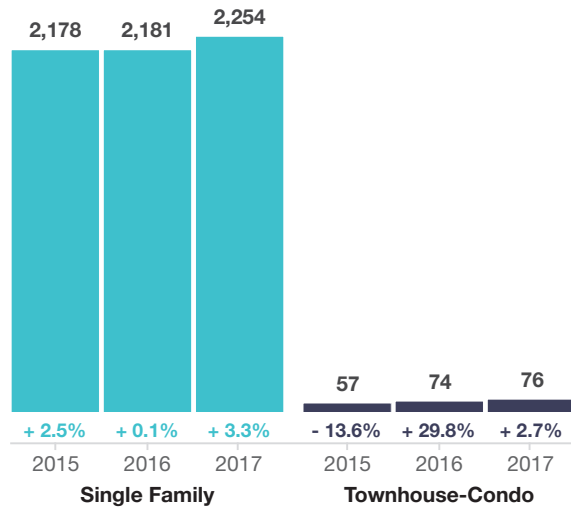


Closed Sales

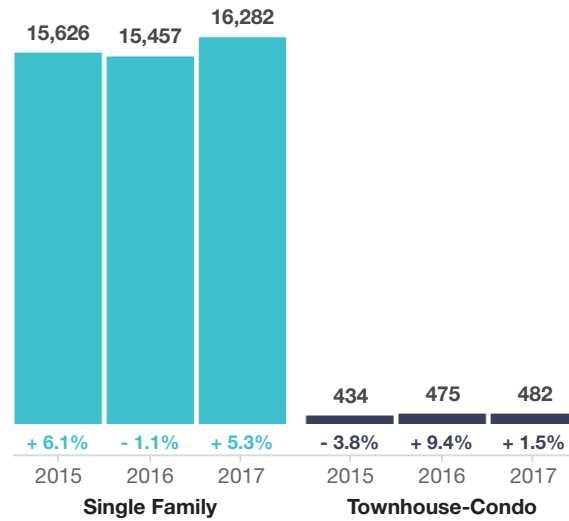
A count of the actual sales that closed in a given month.



August

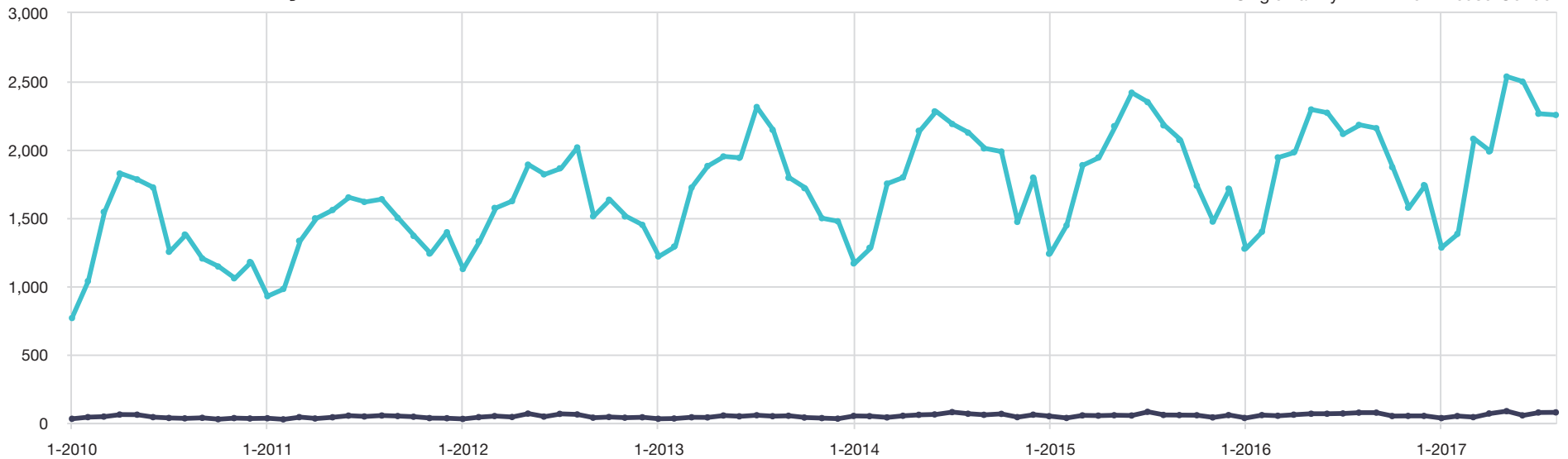


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	2,157	+ 4.2%	74	+ 32.1%
Oct-2016	1,872	+ 7.8%	49	- 10.9%
Nov-2016	1,575	+ 6.9%	50	+ 28.2%
Dec-2016	1,740	+ 1.5%	50	- 10.7%
Jan-2017	1,283	+ 0.6%	34	- 2.9%
Feb-2017	1,383	- 1.1%	49	- 12.5%
Mar-2017	2,079	+ 7.0%	41	- 19.6%
Apr-2017	1,987	+ 0.4%	68	+ 15.3%
May-2017	2,535	+ 10.5%	85	+ 28.8%
Jun-2017	2,498	+ 10.0%	54	- 18.2%
Jul-2017	2,263	+ 7.0%	75	+ 10.3%
Aug-2017	2,254	+ 3.3%	76	+ 2.7%
12-Month Avg	1,969	+ 5.2%	59	+ 3.5%

Historical Closed Sales by Month

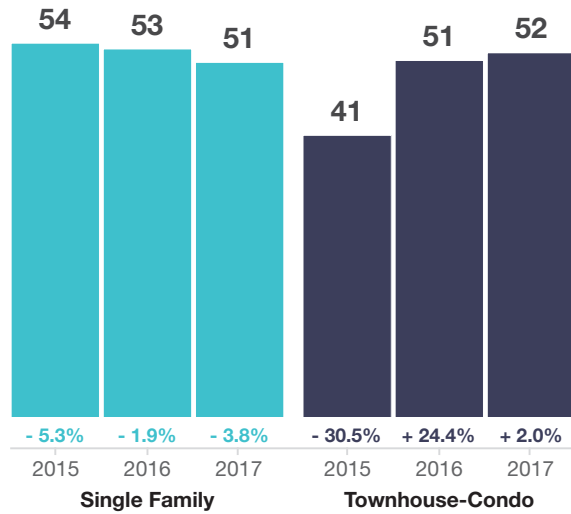


Days on Market Until Sale

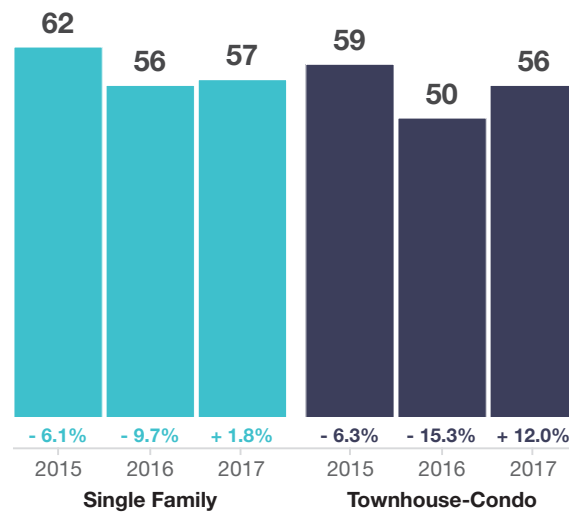
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



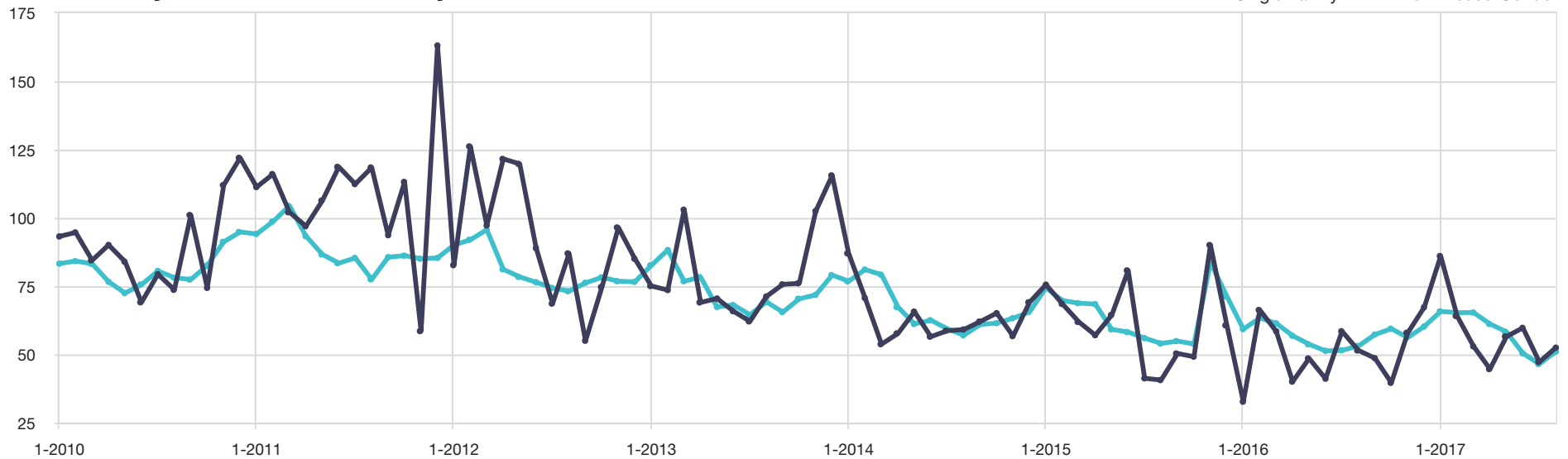
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	57	+ 3.6%	49	- 2.0%
Oct-2016	59	+ 9.3%	40	- 18.4%
Nov-2016	56	- 33.3%	58	- 35.6%
Dec-2016	60	- 15.5%	67	+ 9.8%
Jan-2017	66	+ 11.9%	86	+ 160.6%
Feb-2017	65	+ 3.2%	64	- 3.0%
Mar-2017	65	+ 6.6%	53	- 8.6%
Apr-2017	61	+ 7.0%	45	+ 12.5%
May-2017	58	+ 7.4%	57	+ 16.3%
Jun-2017	50	- 2.0%	60	+ 46.3%
Jul-2017	46	- 11.5%	47	- 20.3%
Aug-2017	51	- 3.8%	52	+ 2.0%
12-Month Avg*	57	- 2.0%	55	+ 2.7%

* Days on Market for all properties from September 2016 through August 2017. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

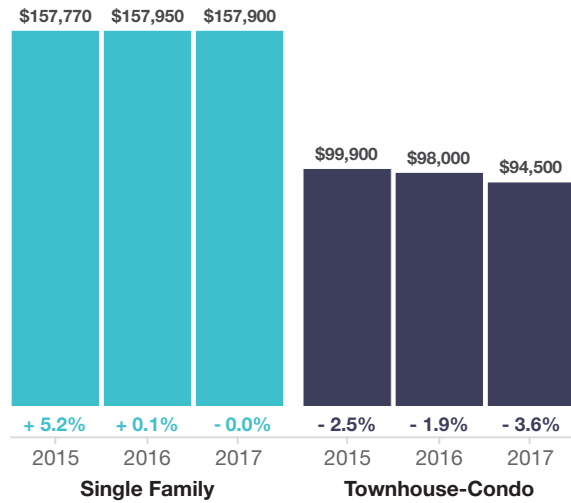


Median Sales Price

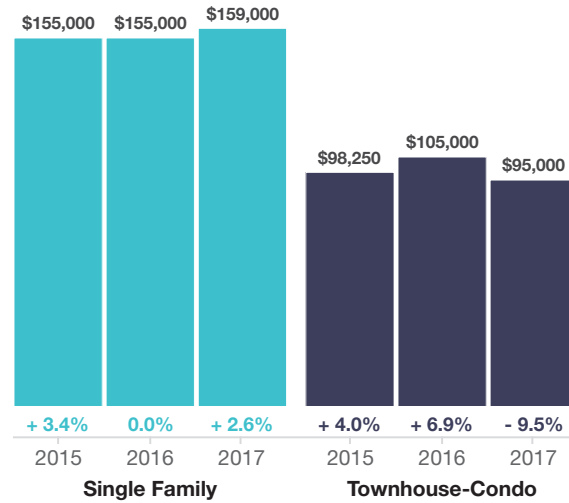
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



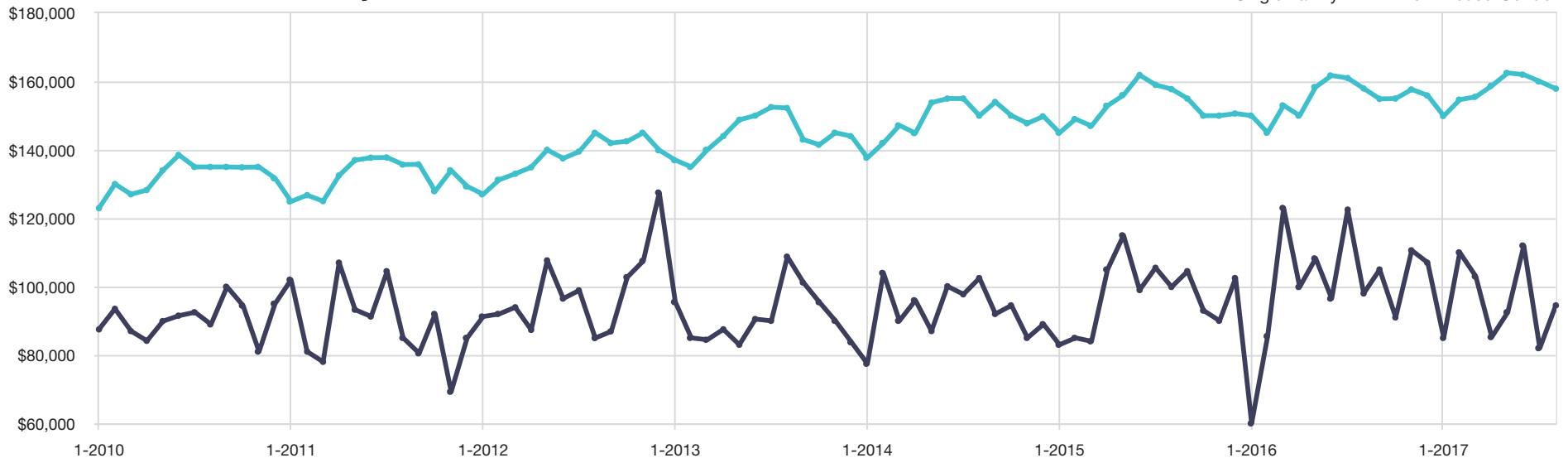
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	\$154,900	- 0.1%	\$105,000	+ 0.5%
Oct-2016	\$155,000	+ 3.3%	\$91,000	- 2.2%
Nov-2016	\$157,668	+ 5.1%	\$110,600	+ 22.9%
Dec-2016	\$155,900	+ 3.5%	\$107,000	+ 4.4%
Jan-2017	\$149,900	- 0.1%	\$85,000	+ 41.7%
Feb-2017	\$154,675	+ 6.7%	\$110,000	+ 28.7%
Mar-2017	\$155,500	+ 1.6%	\$103,000	- 16.3%
Apr-2017	\$158,724	+ 5.8%	\$85,250	- 14.7%
May-2017	\$162,500	+ 2.6%	\$92,500	- 14.5%
Jun-2017	\$162,000	+ 0.2%	\$112,000	+ 16.1%
Jul-2017	\$160,000	- 0.6%	\$82,000	- 33.1%
Aug-2017	\$157,900	- 0.0%	\$94,500	- 3.6%
12-Month Avg*	\$158,000	+ 2.0%	\$97,500	- 4.9%

* Median Sales Price for all properties from September 2016 through August 2017. This is not the average of the individual figures above.

Historical Median Sales Price by Month

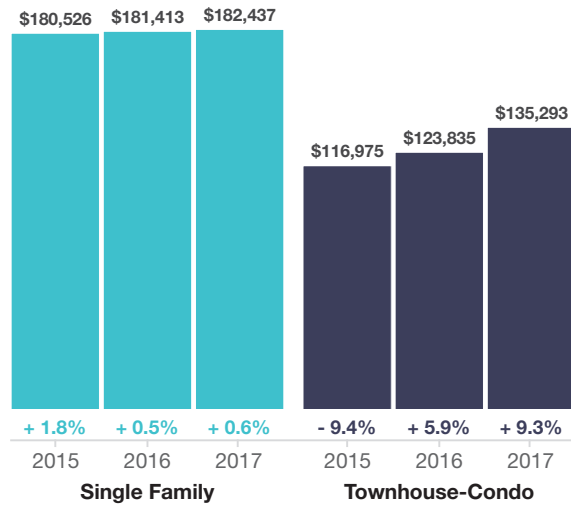


Average Sales Price

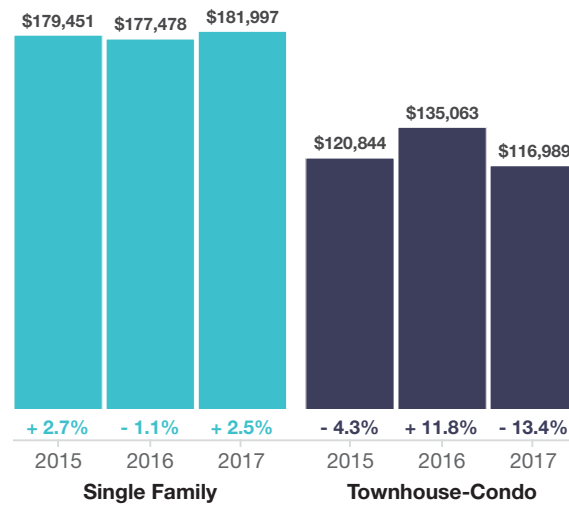
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



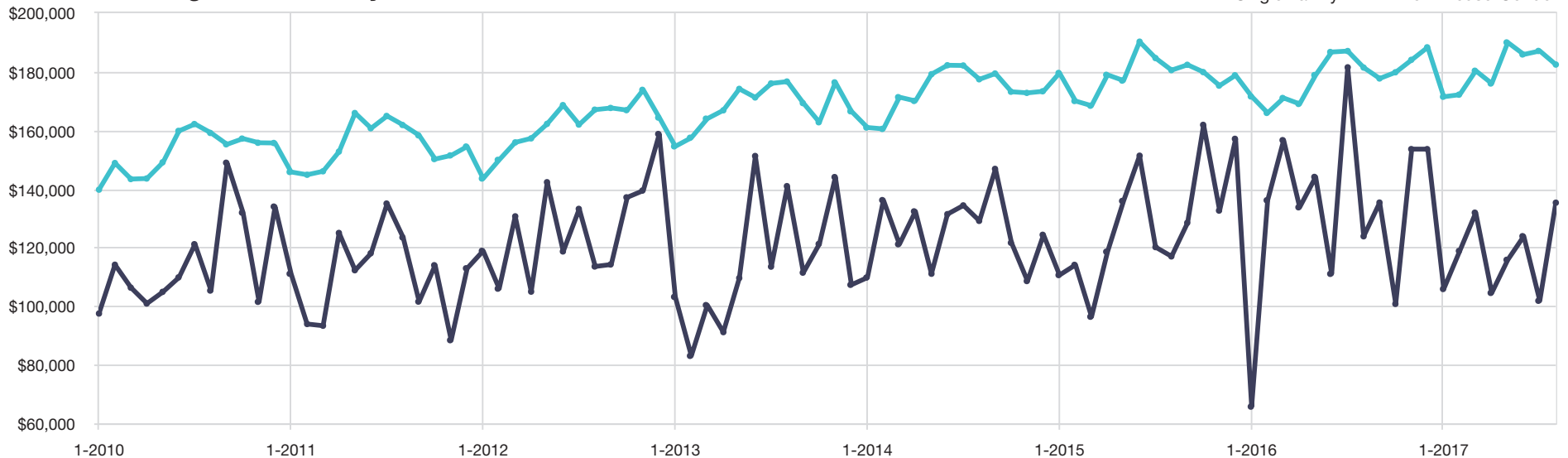
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	\$177,688	- 2.6%	\$135,334	+ 5.4%
Oct-2016	\$179,800	0.0%	\$100,762	- 37.7%
Nov-2016	\$184,045	+ 5.0%	\$153,582	+ 15.8%
Dec-2016	\$188,319	+ 5.3%	\$153,579	- 2.2%
Jan-2017	\$171,452	- 0.1%	\$105,855	+ 61.1%
Feb-2017	\$172,161	+ 3.7%	\$118,831	- 12.7%
Mar-2017	\$180,329	+ 5.4%	\$131,890	- 15.8%
Apr-2017	\$175,972	+ 4.1%	\$104,523	- 21.8%
May-2017	\$189,986	+ 6.2%	\$115,802	- 19.6%
Jun-2017	\$185,888	- 0.4%	\$123,865	+ 11.6%
Jul-2017	\$187,082	+ 0.0%	\$101,832	- 43.9%
Aug-2017	\$182,437	+ 0.6%	\$135,293	+ 9.3%
12-Month Avg*	\$182,031	+ 2.2%	\$122,933	- 11.1%

* Avg. Sales Price for all properties from September 2016 through August 2017. This is not the average of the individual figures above.

Historical Average Sales Price by Month

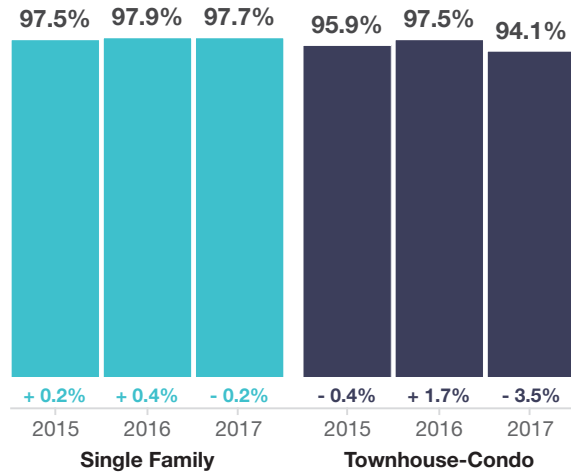


Percent of List Price Received

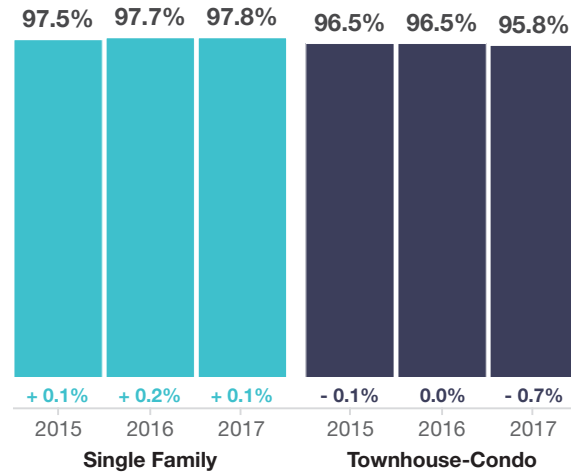
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



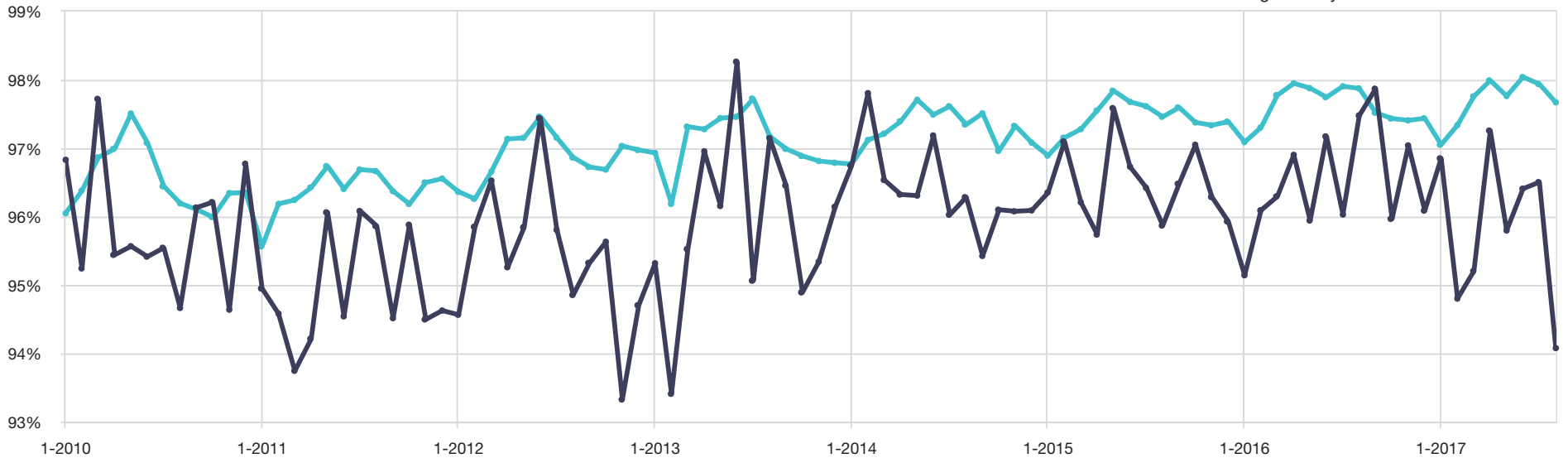
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	97.5%	- 0.1%	97.9%	+ 1.5%
Oct-2016	97.4%	0.0%	96.0%	- 1.1%
Nov-2016	97.4%	+ 0.1%	97.0%	+ 0.7%
Dec-2016	97.4%	0.0%	96.1%	+ 0.2%
Jan-2017	97.1%	0.0%	96.9%	+ 1.9%
Feb-2017	97.3%	0.0%	94.8%	- 1.4%
Mar-2017	97.8%	0.0%	95.2%	- 1.1%
Apr-2017	98.0%	+ 0.1%	97.3%	+ 0.4%
May-2017	97.8%	- 0.1%	95.8%	- 0.1%
Jun-2017	98.0%	+ 0.3%	96.4%	- 0.8%
Jul-2017	97.9%	0.0%	96.5%	+ 0.5%
Aug-2017	97.7%	- 0.2%	94.1%	- 3.5%
12-Month Avg*	97.7%	+ 0.0%	96.2%	- 0.3%

* Pct. of List Price Received for all properties from September 2016 through August 2017. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

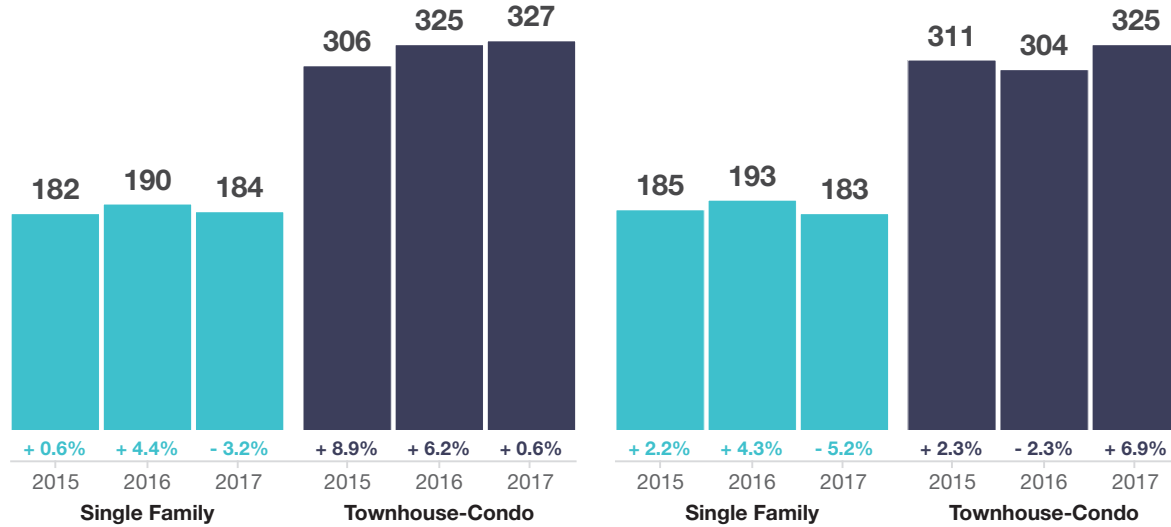


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

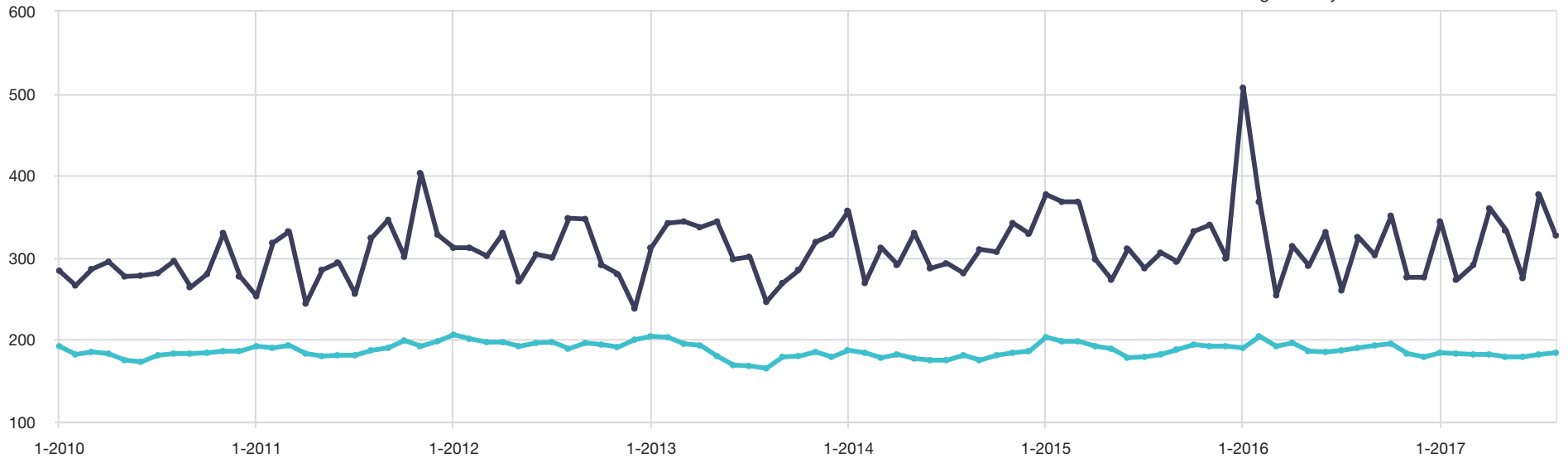


August



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	193	+ 2.7%	303	+ 2.7%
Oct-2016	195	+ 0.5%	351	+ 5.7%
Nov-2016	183	- 4.7%	276	- 18.8%
Dec-2016	179	- 6.8%	276	- 7.7%
Jan-2017	184	- 3.2%	344	- 32.1%
Feb-2017	183	- 10.3%	273	- 25.8%
Mar-2017	182	- 5.2%	291	+ 14.6%
Apr-2017	182	- 7.1%	360	+ 14.6%
May-2017	179	- 3.8%	333	+ 14.8%
Jun-2017	179	- 3.2%	275	- 16.9%
Jul-2017	182	- 2.7%	377	+ 45.0%
Aug-2017	184	- 3.2%	327	+ 0.6%
12-Month Avg	184	- 3.7%	316	- 3.1%

Historical Housing Affordability Index by Month

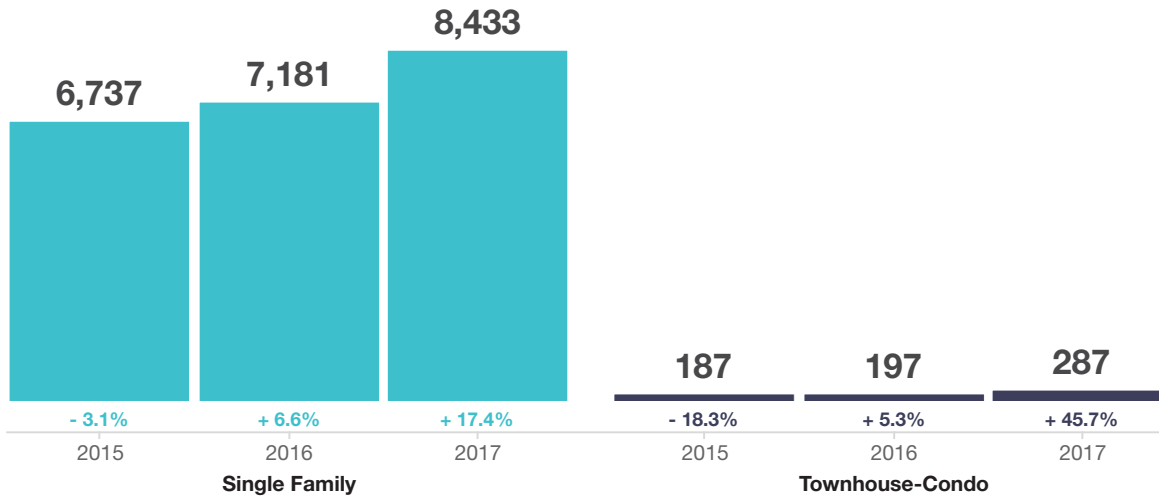


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

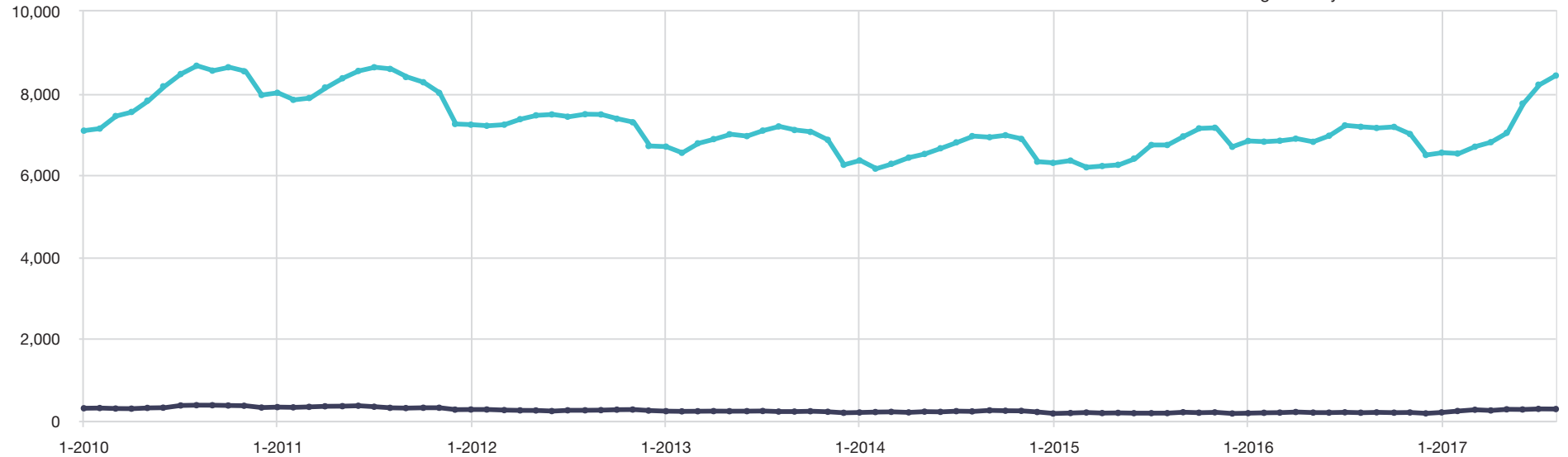


August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	7,153	+ 3.0%	206	- 1.4%
Oct-2016	7,179	+ 0.5%	198	+ 0.5%
Nov-2016	7,005	- 2.1%	203	- 1.5%
Dec-2016	6,493	- 3.0%	181	+ 1.7%
Jan-2017	6,549	- 4.2%	205	+ 10.2%
Feb-2017	6,528	- 4.3%	239	+ 22.6%
Mar-2017	6,695	- 2.1%	269	+ 34.5%
Apr-2017	6,806	- 1.2%	252	+ 17.8%
May-2017	7,034	+ 3.2%	280	+ 40.0%
Jun-2017	7,749	+ 11.3%	276	+ 38.7%
Jul-2017	8,210	+ 13.8%	290	+ 40.1%
Aug-2017	8,433	+ 17.4%	287	+ 45.7%
12-Month Avg	7,153	+ 2.8%	241	+ 21.1%

Historical Inventory of Homes for Sale by Month

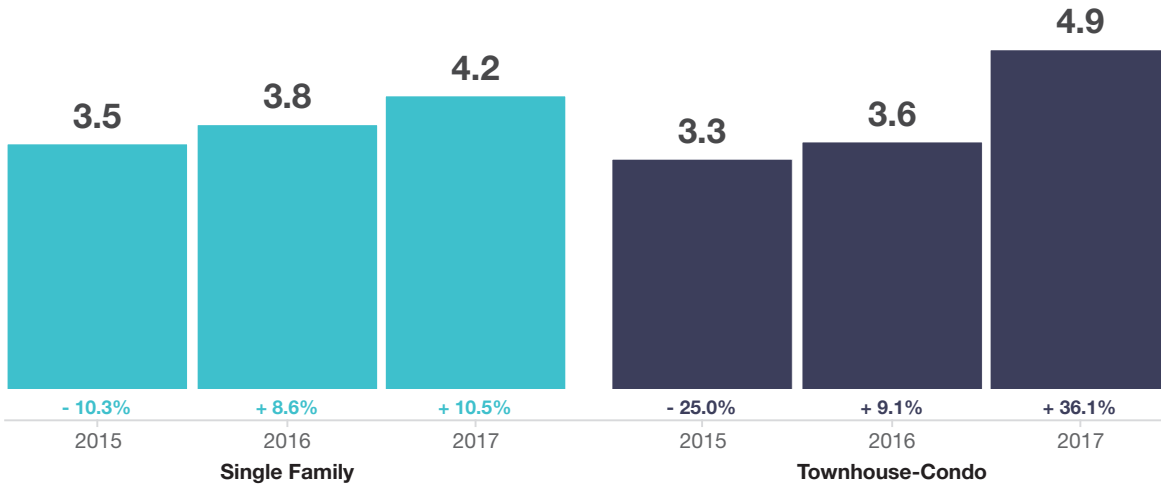


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



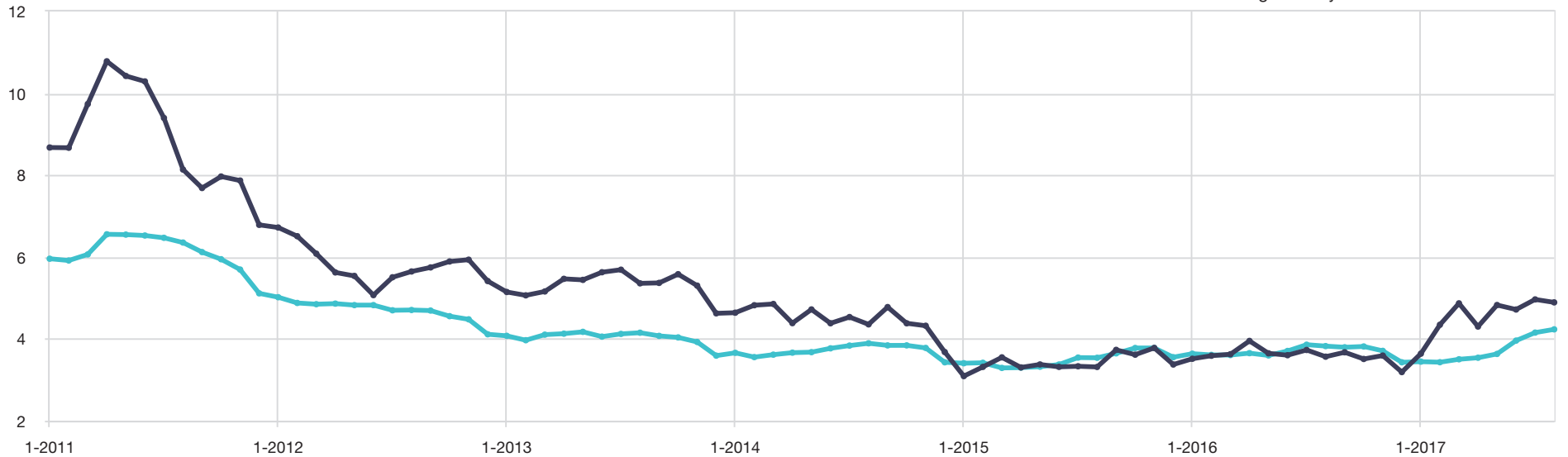
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Sep-2016	3.8	+ 5.6%	3.7	0.0%
Oct-2016	3.8	0.0%	3.5	- 2.8%
Nov-2016	3.7	- 2.6%	3.6	- 5.3%
Dec-2016	3.4	- 5.6%	3.2	- 5.9%
Jan-2017	3.4	- 5.6%	3.6	+ 2.9%
Feb-2017	3.4	- 5.6%	4.3	+ 19.4%
Mar-2017	3.5	- 2.8%	4.9	+ 36.1%
Apr-2017	3.5	- 5.4%	4.3	+ 7.5%
May-2017	3.6	0.0%	4.8	+ 33.3%
Jun-2017	4.0	+ 8.1%	4.7	+ 30.6%
Jul-2017	4.2	+ 7.7%	5.0	+ 35.1%
Aug-2017	4.2	+ 10.5%	4.9	+ 36.1%
12-Month Avg*	3.7	+ 0.9%	4.2	+ 15.5%

* Months Supply for all properties from September 2016 through August 2017. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	8-2016	8-2017	% Change	YTD 2016	YTD 2017	% Change
New Listings		2,789	3,325	+ 19.2%	22,368	24,549	+ 9.8%
Pending Sales		2,201	2,391	+ 8.6%	16,876	18,079	+ 7.1%
Closed Sales		2,255	2,330	+ 3.3%	15,932	16,764	+ 5.2%
Days on Market Until Sale		53	51	- 3.8%	56	57	+ 1.8%
Median Sales Price		\$155,240	\$156,000	+ 0.5%	\$154,000	\$157,000	+ 1.9%
Average Sales Price		\$179,542	\$180,895	+ 0.8%	\$176,212	\$180,124	+ 2.2%
Percent of List Price Received		97.9%	97.6%	- 0.3%	97.7%	97.7%	0.0%
Housing Affordability Index		193	186	- 3.6%	195	185	- 5.1%
Inventory of Homes for Sale		7,378	8,720	+ 18.2%	—	—	—
Months Supply of Inventory		3.8	4.3	+ 13.2%	—	—	—