



January 2019 Residential Sales

Date: February 12, 2019
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **January 1 through January 31, 2019**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

-5.2%	+4.8%	+1.6%
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.

Despite a strong U.S. economy, historically low unemployment and steady wage growth, home sales began to slow across the nation late last year. Blame was given to a combination of high prices and a steady stream of interest rate hikes by the Federal Reserve. This month, the Fed responded to the growing affordability conundrum. In a move described as a patient approach to further rate changes, the Fed did not increase rates during January 2019.

New Listings increased 8.5 percent for Single Family homes and 9.0 percent for Townhouse-Condo homes. Pending sales increased 6.4 percent for Single Family homes and 34.3 percent for Townhouse-Condo homes. Inventory increased 2.0 percent for Single Family homes but decreased 11.1 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 3.2 percent for Single Family homes and 14.3 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 3.5 percent to \$163,000 for Single Family homes and 39.4 percent to \$152,000 for Townhouse-Condo homes.

Average Days on Market Remains Flat

Days on Market remained flat for Single Family homes but decreased 25.3 percent for Townhouse-Condo homes.

While the home affordability topic will continue to set the tone for the 2019 housing market, early signs point to an improving inventory situation, including in several markets that are beginning to show regular year-over-year percentage increases. As motivated sellers attempt to get a jump on annual goals, many new listings enter the market immediately after the turn of the calendar year. If home price appreciation falls more in line with wage growth, and rates can hold firm, consumer confidence and affordability are likely to improve.



Below you will find copies of the MLS Statistical Reports for

January 2019

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.

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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 **(01/01/2019) through (01/31/2019)**, 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 **January 2019** as compared to **December 2018** and **January 2018**. These statistics are supplied by MLSOK, Inc.

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

	January 2019	December 2018	January 2018
TOTAL CLOSED	1292	1688	1317
TOTAL \$ VOLUME	\$252,792,146	\$ 317,344,323	\$ 248,169,710
AVERAGE PRICE	\$ 195,660	\$ 188,112	\$ 188,436
MEDIAN PRICE	\$ 162,445	\$ 163,120	\$ 155,000
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	62	56	62
NUMBER OF LISTINGS	6080	7010	7014

TOTAL CLOSED	1292
TOTAL \$ VOLUME	\$ 252,792,146
AVERAGE SELLING PRICE	\$ 195,660
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 162,445
AVERAGE DAYS ON MARKET	62
# OF ACTIVE LISTINGS CURRENTLY	6080
TOTAL UNDER CONTRACT (Pending)	1408
AVERAGE VALUE (Pending)	\$ 207,552



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	1292	\$ 252,792,146	2700