



March 2019 Residential Sales

Date: April 11, 2019
RE: For immediate Release

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

Quick Facts

- 3.2%	+ 6.7%	- 0.8%
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.

In addition to the quandary of ongoing housing pricing increases and affordability concerns in many U.S. markets, the first quarter of 2019 saw a fair share of adverse weather as well. Sales totals were mixed across the nation and sometimes dependent on what was a persistent wintry mix, especially in the Great Plains, Midwest and Northeast. Meanwhile, new listings and total homes for sale have been trending lower in year-over-year comparisons in many areas, and last year's marks were already quite low.

New Listings increased 7.3 percent for Single Family homes but decreased 9.0 percent for Townhouse-Condo homes. Pending sales increased 0.6 percent for Single Family homes and 1.6 percent for Townhouse-Condo homes. Inventory decreased 0.4 percent for Single Family homes and 11.8 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 3.3 percent for Single Family homes and 13.9 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 7.3 percent to \$177,000 for Single Family homes but decreased 16.2 to \$86,750 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 6.5 percent for Single Family homes and 2.0 percent for Townhouse-Condo homes.

The Federal Reserve recently announced that no further interest rate hikes are planned for 2019. Given the fact that the federal funds rate has increased nine times over the past three years, this was welcome news for U.S. consumers, which carry an approximate average of \$6,000 in revolving credit card debt per household. Fed actions also tend to affect mortgage rates, so the pause in rate hikes was also welcome news to the residential real estate industry.



Below you will find copies of the MLS Statistical Reports for

March 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 **(03/01/2019) through (03/31/2019)**, 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 **March 2019** as compared to **February 2019** and **March 2018**. These statistics are supplied by MLSOK, Inc.

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

	March 2019	February 2019	March2018
TOTAL CLOSED	2068	1560	2099
TOTAL \$ VOLUME	\$ 426,767,034	\$ 307,734,194	\$ 409,345,790
AVERAGE PRICE	\$ 206,367	\$ 197,266	\$ 195,019
MEDIAN PRICE	\$ 174,198	\$ 169,900	\$ 163,000
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	58	62	61
NUMBER OF LISTINGS	6014	5917	6935

TOTAL CLOSED	2068
TOTAL \$ VOLUME	\$ 426,767,034
AVERAGE SELLING PRICE	\$ 206,367
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 174,198
AVERAGE DAYS ON MARKET	58
# OF ACTIVE LISTINGS CURRENTLY	6014
TOTAL UNDER CONTRACT (Pending)	1834
AVERAGE VALUE (Pending)	\$ 211,441



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
February	1560	\$ 307,734,194	3204
March	2068	\$ 426,767,034	3902