



# October 2015

Area Delimited by Entire Oklahoma City MLS -  
Residential Property Type

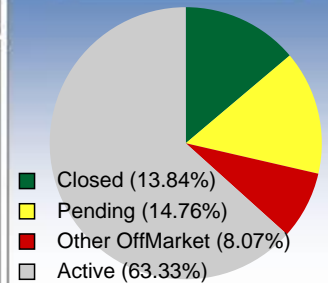


**Absorption:** Last 12 months, an Average of **1,746** Sales/Month

**Active Inventory** as of October 31, 2015 = **7,052**

	OCTOBER		
	2014	2015	+/- %
Closed Listings	1,843	1,541	-16.39%
Pending Listings	1,696	1,643	-3.13%
New Listings	2,454	2,456	0.08%
Average List Price	183,757	194,584	5.89%
Average Sale Price	179,199	189,920	5.98%
Average Percent of List Price to Selling Price	96.96%	97.66%	0.72%
Average Days on Market to Sale	61.09	52.23	-14.50%
End of Month Inventory	7,766	7,052	-9.19%
Months Supply of Inventory	4.56	4.04	-11.37%

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Nov 06, 2015

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 2015 decreased **9.19%** to 7,052 existing homes available for sale. Over the last 12 months this area has had an average of 1,746 closed sales per month. This represents an unsold inventory index of **4.04** MSI for this period.

### Average Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **5.98%** in October 2015 to \$189,920 versus the previous year at \$179,199.

### Average Days on Market Shortens

The average number of **52.23** days that homes spent on the market before selling decreased by 8.86 days or **14.50%** in October 2015 compared to last year's same month at **61.09** DOM.

### Sales Success for October 2015 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 2,456 New Listings in October 2015, up **0.08%** from last year at 2,454. Furthermore, there were 1,541 Closed Listings this month versus last year at 1,843, a **-16.39%** decrease.

Closed versus Listed trends yielded a **62.7%** ratio, down from last year's October 2015 at **75.1%**, a **16.45%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

## What's in this Issue

<b>Closed Listings</b>	<b>1</b>
<b>Pending Listings</b>	<b>2</b>
<b>New Listings</b>	<b>3</b>
<b>Inventory</b>	<b>4</b>
<b>Months Supply of Inventory</b>	<b>5</b>
<b>Average Days on Market to Sale</b>	<b>6</b>
<b>Average List Price at Closing</b>	<b>7</b>
<b>Average Sale Price at Closing</b>	<b>8</b>
<b>Average Percent of List Price to Selling Price</b>	<b>9</b>
<b>Market Summary</b>	<b>10</b>

## 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®

**MLSOK -**  
**Office:**  
**Phone:** 405-840-1493  
**Email:** bgaither@okcmar.org



## October 2015 Residential Sales

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Date: November 6, 2015  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame October 1, 2015 to October 31, 2015. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Months' Supply of Inventory (MSI) Decreases



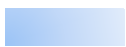
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Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month. There were 2,456 New Listings in October 2015, up **0.08%** from last year at 2,454. Furthermore, there were 1,541 Closed Listings this month versus last year at 1,843, a **-16.39%** decrease. Closed versus Listed trends yielded a **62.7%** ratio, down from last year's October 2015 at **75.1%**, a **16.45%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

**MEMORANDUM**

FROM: Oklahoma City Metropolitan Association of REALTORS®

DATE: November 6, 2015

SUBJECT: Monthly Housing Statistics

Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **October 2015** as compared to **September 2015** and **October 2014**.

These statistics are supplied by MLSOK Multiple Listing Service and should you have any questions, please contact Bobby Gaither at 405-840-1493.

	<b><u>October 2015</u></b>	<b><u>September 2015</u></b>	<b><u>September 2014</u></b>
<b>TOTAL CLOSED</b>	1541	1871	1850
<b>TOTAL \$ VOLUME</b>	\$ 291,475,981	\$ 356,291,968	\$ 367,543,198
<b>AVERAGE PRICE</b>	\$ 189,147	\$ 190,429	\$ 198,672
<b>MEDIAN PRICE</b>	\$ 154,900	\$ 160,000	\$ 155,413
<b>AVG INT. RATE</b>	3.46 %	3.64 %	3.64 %
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	98 %	97 %
<b>DAYS ON MARKET</b>	52	53	61
<b>NUMBER OF LISTINGS</b>	6944	6852	6735

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<b>TOTAL \$ VOLUME</b>	\$ 291,475,981
<b>AVERAGE SELLING PRICE</b>	\$ 189,147
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 154,900
<b>AVERAGE INT. RATE AT CLOSING</b>	3.46 %
<b>AVERAGE DAYS ON MARKET</b>	52
<b># OF ACTIVE LISTINGS AT MONTH END</b>	6944
<b>TOTAL UNDER CONTRACT (Pending)</b>	1373
<b>AVERAGE VALUE (Pending)</b>	\$ 185,431

**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	1130	\$ 209,722,721	2595
February	1298	\$ 236,426,054	2823
March	1697	\$ 295,330,578	3658
April	1765	\$ 325,827,542	3830
May	1972	\$ 366,707,991	3754
June	2180	\$ 436,094,896	3926
July	2141	\$ 407,954,087	3952
August	1980	\$ 371,029,866	3595
September	1871	\$ 356,291,968	3299
October	1541	\$ 291,475,981	2914