



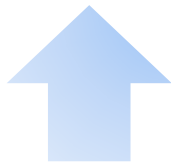
April 2016 Residential Sales

Date: May 9, 2016

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame April 1, 2016 to April 30, 2016. Below summarizes our regions monthly sales activity.

Months' Supply of Inventory (MSI) Increases



The total housing inventory at the end of April 2016 rose **5.92%** to 7,210 existing homes available for sale. Over the last 12 months this area has had an average of 1,747 closed sales per month. This represents an unsold inventory index of **4.13** MSI for this period.

Average Sale Prices Falling



According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **3.25%** in April 2016 to \$178,988 versus the previous year at \$184,996.

Average Days on Market Shortens



The average number of **53.67** days that homes spent on the market before selling decreased by 13.66 days or **20.29%** in April 2016 compared to last year's same month at **67.34** DOM.

Sales Success for April 2016 is Positive



Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month. There were 3,123 New Listings in April 2016, up **4.20%** from last year at 2,997. Furthermore, there were 1,818 Closed Listings this month versus last year at 1,811, a **0.39%** increase. Closed versus Listed trends yielded a **58.2%** ratio, down from last year's April 2016 at **60.4%**, a **3.66%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.



Below you will find copies of the MLS Statistical Reports for

April 2016

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 Section 13 of the MLS Rules and Regulations.

Section 13 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 the MLSOK.com for the period (04/01/2016) through (04/30/2016), 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 **April 2016** as compared to **March 2016** and **April 2015**.



These statistics are supplied by MLSOK Multiple Listing Service and should you have any questions, please send an email to statistics@okcmar.org .

	April 2016	March 2016	April 2015
TOTAL CLOSED	1818	1824	1765
TOTAL \$ VOLUME	\$ 324,963,829	\$329,233,534	\$ 325,827,542
AVERAGE PRICE	\$ 178,748	\$180,501	\$ 184,605
MEDIAN PRICE	\$ 155,000	\$ 157,839	\$ 155,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	54	60	67
NUMBER OF LISTINGS	7061	7199	5989

TOTAL CLOSED	1818
TOTAL \$ VOLUME	\$ 324,963,829
AVERAGE SELLING PRICE	\$ 178,748
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 155,000
AVERAGE DAYS ON MARKET	54
# OF ACTIVE LISTINGS AT MONTH END	7061
TOTAL UNDER CONTRACT (Pending)	2011
AVERAGE VALUE (Pending)	\$ 188,436



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	1148	\$ 207,548,406	2631
February	1244	\$ 219,359,809	2840
March	1824	\$ 329,233,534	3240
April	1818	\$ 324,963,829	3829



April 2016

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

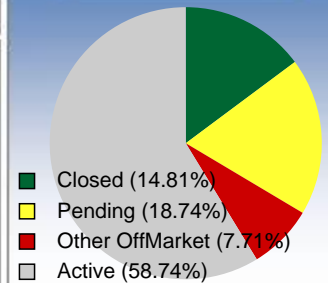


Absorption: Last 12 months, an Average of **1,747** Sales/Month

Active Inventory as of April 30, 2016 = **7,210**

	APRIL		
	2015	2016	+/- %
Closed Listings	1,811	1,818	0.39%
Pending Listings	2,178	2,300	5.60%
New Listings	2,997	3,123	4.20%
Median List Price	159,000	159,600	0.38%
Median Sale Price	155,150	155,150	0.00%
Median Percent of List Price to Selling Price	99.11%	99.22%	0.11%
Median Days on Market to Sale	32.00	26.00	-18.75%
End of Month Inventory	6,807	7,210	5.92%
Months Supply of Inventory	3.88	4.13	6.43%

Market Activity



Monthly Inventory Analysis

Report Produced on: May 09, 2016

Data from the Oklahoma City Metropolitan Association of REALTORS®

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2016 rose **5.92%** to 7,210 existing homes available for sale. Over the last 12 months this area has had an average of 1,747 closed sales per month. This represents an unsold inventory index of **4.13** MSI for this period.

Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **0.00%** in April 2016 to \$155,150 versus the previous year at \$155,150.

Median Days on Market Shortens

The median number of **26.00** days that homes spent on the market before selling decreased by 6.00 days or **18.75%** in April 2016 compared to last year's same month at **32.00** DOM.

Sales Success for April 2016 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 3,123 New Listings in April 2016, up **4.20%** from last year at 2,997. Furthermore, there were 1,818 Closed Listings this month versus last year at 1,811, a **0.39%** increase.

Closed versus Listed trends yielded a **58.2%** ratio, down from last year's April 2016 at **60.4%**, a **3.66%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

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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®

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Phone: 405-841-5353
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