



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