



## October 2017 Residential Sales

Date: November 13, 2017  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **October 1, 2017 through October 31, 2017**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>0.0%</b> Year-Over-Year Change in <b>Closed Sales</b> All Properties	<b>0.0%</b> Year-Over-Year Change in <b>Median Sales Price</b> All Properties	<b>+ 14.1%</b> Year-Over-Year Change in <b>Homes for Sale</b> All Properties
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*This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.*

For residential real estate in 2017, the news has continued to provide a relative sense of calm for both buyers and sellers. The national unemployment rate registered in at 4.1 percent for October 2017, which means that joblessness has not been this low in the U.S. since December 2000. Another positive, mortgage rates have held steady at or near 3.9 percent. Historically, the average rate has been around 6.0 percent. These factors help to keep the pool of potential buyers full, even during the so- called off-season of home sales.

New Listings increased 19.7 percent for Single Family homes and 22.0 percent for Townhouse-Condo homes. Pending Sales increased 31.7 percent for Single Family homes and 18.5 percent for Townhouse-Condo homes. Inventory increased 13.7 percent for Single Family homes and 25.8 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 5.3 percent for Single Family homes and 20.0 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 0.8 percent to \$161,250 for Single Family homes and 4.0 percent to \$103,855 for Townhouse-Condo homes.

#### Average Days on Market Lengthens



**Days on Market decreased** 10.2 percent for Single Family homes but increased 40.0 percent for Townhouse-Condo homes.

Although inventory levels are low in many markets, there has largely been enough listing and building activity, or at least conversation about future activity, to maintain a positive attitude about the prospects of buying or selling a home. Low affordability has started to become a recent topic of conversation and is worth watching. But with a healthy economy, level of demand and national unemployment rate, sellers are going to continue to see strong prices for their homes.



Below you will find copies of the MLS Statistical Reports for

**October 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 **(10/01/2017) through (10/31/2017)**, 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 **October 2017** as compared to **September 2017** and **October 2016**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email [statistics@okcmar.org](mailto:statistics@okcmar.org).

	<b>October 2017</b>	<b>September 2017</b>	<b>October 2016</b>
<b>TOTAL CLOSED</b>	1813	1896	1808
<b>TOTAL \$ VOLUME</b>	\$ 345,173,221	\$ 366,856,457	\$ 332,880,333
<b>AVERAGE PRICE</b>	\$ 190,388	\$ 193,490	\$ 184,115
<b>MEDIAN PRICE</b>	\$ 158,000	\$ 165,000	\$ 158,593
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	98 %	97 %
<b>DAYS ON MARKET</b>	55	54	59
<b>NUMBER OF LISTINGS</b>	7963	8179	8219

<b>TOTAL CLOSED</b>	1813
<b>TOTAL \$ VOLUME</b>	\$ 345,173,221
<b>AVERAGE SELLING PRICE</b>	\$ 190,388
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 158,000
<b>AVERAGE DAYS ON MARKET</b>	55
<b># OF ACTIVE LISTINGS CURRENTLY</b>	7963
<b>TOTAL UNDER CONTRACT (Pending)</b>	1442
<b>AVERAGE VALUE (Pending)</b>	\$ 205,601



**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	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
September	1896	\$ 366,856,457	3352
October	1813	\$ 345,173,221	3255