



## January 2018 Residential Sales

Date: February 12, 2018  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **January 1, 2018 through January 31, 2018**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>+ 7.4%</b>	<b>-0.6%</b>	<b>+ 11.8%</b>
Year-Over-Year Change in <b>Closed Sales</b> All Properties	Year-Over-Year Change in <b>Median Sales Price</b> All Properties	Year-Over-Year Change in <b>Homes for Sale</b> All Properties

*This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.*

Last year, U.S. consumers seemed to be operating with a renewed but cautious optimism. The stock market was strong, wages were edging upwards and home buying activity was extremely competitive. Not much has changed in 2018 in terms of those measures, yet there is a sort of seasoned prudence mixed into the high emotions that go with a major expense like a home purchase. We are now several years deep into a period of rising prices and low inventory. Those in the market to buy a home have caught on. As sellers attempt take advantage of rising prices, expect buyers to be more selective.

New Listings increased 18.2 percent for Single Family homes and 6.2 percent for Townhouse-Condo homes. Pending Sales increased 21.8 percent for Single Family homes and 12.5 percent for Townhouse-Condo homes. Inventory increased 11.4 percent for Single Family homes and 22.5 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 2.9 percent for Single Family homes and 13.9 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price remained flat** at \$159,000 for Single Family homes but increased 22.1 percent to \$112,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 4.5 percent for Single Family homes and 9.5 percent for Townhouse-Condo homes.

Whatever external forces are placed upon residential real estate markets across the country – whether they are related to tax legislation, mortgage rates, employment situation changes, new family formations, the availability of new construction and the like – the appetite for home buying remains strong enough to drive prices upward in virtually all markets across the country. New sales are not necessarily following that trend, but monthly increases are expected until at least late summer.



Below you will find copies of the MLS Statistical Reports for

**January 2018**

**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 **(01/01/2018) through (01/31/2018)**, 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 **January 2018** as compared to **December 2017** and **January 2017**. These statistics are supplied by MLSOK, Inc.

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

	<b>January 2018</b>	<b>December 2017</b>	<b>January 2017</b>
<b>TOTAL CLOSED</b>	1317	1784	1200
<b>TOTAL \$ VOLUME</b>	\$ 248,169,710	\$ 338,496,814	\$ 218,145,657
<b>AVERAGE PRICE</b>	\$ 188,436	\$ 189,740	\$ 181,788
<b>MEDIAN PRICE</b>	\$ 155,000	\$ 159,200	\$ 155,500
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	98 %	97 %
<b>DAYS ON MARKET</b>	62	57	66
<b>NUMBER OF LISTINGS</b>	7014	7140	7454

<b>TOTAL CLOSED</b>	1317
<b>TOTAL \$ VOLUME</b>	\$ 248,169,710
<b>AVERAGE SELLING PRICE</b>	\$ 188,436
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 155,000
<b>AVERAGE DAYS ON MARKET</b>	62
<b># OF ACTIVE LISTINGS CURRENTLY</b>	7014
<b>TOTAL UNDER CONTRACT (Pending)</b>	1483
<b>AVERAGE VALUE (Pending)</b>	\$ 198,439



**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	1317	\$ 248,169,710	2800