

MEMORANDUM

DATE: August 11, 2014
TO: Association Members
FROM: Steve Mann, MLS Board President
SUBJECT: MLS Statistical Reports

Attached please find copies of the MLS Statistical Reports for
July 2014

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 (07/01/2014) through (07/31/2014), while information is deemed reliable it is not guaranteed.

MLSOK 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.com 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.

If you have any questions, please feel free to contact Bobby Gaither at the Association Office.

MEMORANDUM

FROM: Oklahoma City Metropolitan Association of REALTORS®

DATE: August 11, 2014

SUBJECT: Monthly Housing Statistics

Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **July 2014** as compared to **June 2014** and **July 2013**.

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

	<u>July 2014</u>	<u>June 2014</u>	<u>July 2013</u>
TOTAL CLOSED	2024	2139	2182
TOTAL \$ VOLUME	\$ 379,966,184	\$ 395,707,121	\$ 388,807,834
AVERAGE PRICE	\$ 187,730	\$ 184,996	\$ 178,189
MEDIAN PRICE	\$ 155,000	\$ 156,500	\$ 153,000
AVG INT. RATE	3.65%	3.64 %	3.52 %
% SELLING PRICE TO LIST PRICE	97 %	98 %	98 %
DAYS ON MARKET	59	62	64
NUMBER OF LISTINGS	6691	6498	7091

TOTAL CLOSED	2024
TOTAL \$ VOLUME	\$ 379,966,184
AVERAGE SELLING PRICE	\$ 187,730
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 155,000
AVERAGE INT. RATE AT CLOSING	3.64 %
AVERAGE DAYS ON MARKET	59
# OF ACTIVE LISTINGS AT MONTH END	6498
TOTAL UNDER CONTRACT	1562
AVERAGE VALUE	\$ 211,740

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	1096	\$ 183,714,523	2046
February	1212	\$ 200,321,526	2323
March	1664	\$ 289,583,122	3056
April	1698	\$ 293,509,053	3361
May	2014	\$ 368,000,654	2975
June	2139	\$ 395,707,121	3840
July	2024	\$ 379,966,184	3586



July 2014

Area Delimited by Entire Oklahoma City MLS -
Residential Property Type

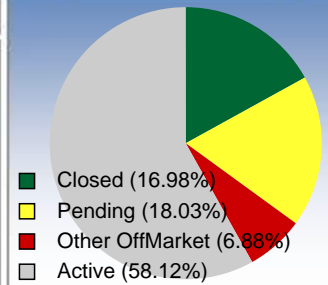


Absorption: Last 12 months, an Average of **1,667** Sales/Month

Active Inventory as of July 31, 2014 = **6,928**

	JULY		
	2013	2014	+/- %
Closed Listings	2,192	2,024	-7.66%
Pending Listings	1,924	2,149	11.69%
New Listings	2,834	2,869	1.24%
Median List Price	155,000	159,000	2.58%
Median Sale Price	153,000	155,000	1.31%
Median Percent of List Price to Selling Price	98.72%	98.75%	0.03%
Median Days on Market to Sale	33.00	29.00	-12.12%
End of Month Inventory	8,289	6,928	-16.42%
Months Supply of Inventory	5.15	4.16	-19.32%

Market Activity



Monthly Inventory Analysis

Report Produced on: Aug 11, 2014

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 July 2014 decreased **16.42%** to 6,928 existing homes available for sale. Over the last 12 months this area has had an average of 1,667 closed sales per month. This represents an unsold inventory index of **4.16** MSI for this period.

Median Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **1.31%** in July 2014 to \$155,000 versus the previous year at \$153,000.

Median Days on Market Shortens

The median number of **29.00** days that homes spent on the market before selling decreased by 4.00 days or **12.12%** in July 2014 compared to last year's same month at **33.00** DOM.

Sales Success for July 2014 is Positive

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

There were 2,869 New Listings in July 2014, up **1.24%** from last year at 2,834. Furthermore, there were 2,024 Closed Listings this month versus last year at 2,192, a **-7.66%** decrease.

Closed versus Listed trends yielded a **70.5%** ratio, down from last year's July 2014 at **77.3%**, a **8.79%** downswing. This will certainly create pressure on a decreasing 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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