

MEMORANDUM

DATE: September 11, 2008

TO: Association Members

FROM: Mike Cassidy, MLS Board President

SUBJECT: MLS Statistical Reports

Attached please find copies of the MLS Statistical Reports for
August 2008

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 21 of the MLS Rules and Regulations.

SECTION 21.USE OF DATA AND INFORMATION IN ADVERTISING: For purposes of public mass-media advertising or other public representations, the MLS itself and any Participant may use data or information taken from the “statistical” report or from any “sold” or “comparable” report contained in any MLS Compilation. Notwithstanding the foregoing, any advertising or other public representation permitted pursuant to the preceding sentence, irrespective of form, format or medium, shall be accurate and not misleading, shall clearly state the period of time covered by such advertising or other representation and shall include the following, or a substantially similar notice:

“Based on information provided to and compiled by MLSGateway.com, Inc. covering a period (08/01/08) through (08/31/08). MLSGateway.com, Inc. does not guarantee or is in any way responsible for its accuracy”

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 MLSGateway.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 Audrey Bean at the Association Office.

MEMORANDUM

FROM: Oklahoma City Metropolitan Association of REALTORS®
DATE: September 11, 2008
SUBJECT: Monthly Housing Statistics

Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **August 2008** as compared to **July 2008** and **August 2007**.

These statistics are supplied by MLSGateway.com Multiple Listing Service and should you have any questions, please contact Audrey Bean at 405-840-1493.

	<u>August-08</u>	<u>July- 08</u>	<u>August-07</u>
TOTAL CLOSED	1659	1653	1918
TOTAL \$ VOLUME	\$271, 059, 908	\$265,200,302	\$296,046,237
AVERAGE PRICE	\$163,963	\$160,573	\$154,351
MEDIAN PRICE	\$135,000	\$134,900	\$129,900
AVG. INT. RATE	5.95%	5.88%	6.27%
%SELLING PRICE TO LIST PRICE	98%	97%	98%
DAYS ON MARKET	81	78	73
NUMBER OF LISTINGS	9859	9973	9495

TOTAL CLOSED	1659
TOTAL \$ VOLUME	\$271,059,908
AVERAGE SELLING PRICE	\$163,963
% SELLING PRICE TO LIST PRICE	98%
MEDIAN PRICE	\$135,000
AVERAGE INTEREST RATE AT CLOSING	5.95%
AVERAGE DAYS ON MARKET	81
#OF ACTIVE LISTINGS AT MONTH END	9859
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TOTAL UNDER CONTRACT	1088
AVERAGE VALUE	\$151,744

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	1015	\$155,420,642	2054
February	1264	\$188,472,313	2287
March	1355	\$194,067,747	2611
April	1463	\$214,345,681	2821
May	1685	\$266,181,357	2984
June	1628	\$268,175,747	4452
July	1653	\$265,200,302	2803
August	1659	\$271,059,908	2747
September			
October			
November			
December			