

MEMORANDUM

DATE: December 10, 2008

TO: Association Members

FROM: Mike Cassidy, MLS Board President

SUBJECT: MLS Statistical Reports

Attached please find copies of the MLS Statistical Reports for
November 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 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 (11/01/08)
through (11/30/08), 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 Audrey Bean at the Association Office.

MEMORANDUM

FROM: Oklahoma City Metropolitan Association of REALTORS®

DATE: December 10, 2008

SUBJECT: Monthly Housing Statistics

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

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

	<u>November-08</u>	<u>October-08</u>	<u>November-07</u>
TOTAL CLOSED	948	1293	1347
TOTAL \$ VOLUME	\$129,115,546	\$200,250,537	\$197,106,320
AVERAGE PRICE	\$136,198	\$154,873	\$146,329
MEDIAN PRICE	\$116,000	\$129,500	\$123,000
AVG. INT. RATE	5.71%	5.64%	6.06%
%SELLING PRICE TO LIST PRICE	96%	97%	97%
DAYS ON MARKET	88	73	77
NUMBER OF LISTINGS	9440	9774	9022

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TOTAL \$ VOLUME	\$129,115,546
AVERAGE SELLING PRICE	\$136,198
% SELLING PRICE TO LIST PRICE	96%
MEDIAN PRICE	\$116,000
AVERAGE INTEREST RATE AT CLOSING	5.71%
AVERAGE DAYS ON MARKET	88
#OF ACTIVE LISTINGS AT MONTH END	9440
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TOTAL UNDER CONTRACT	628
AVERAGE VALUE	\$ 142,499

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	1454	\$217,634,363	2325
October	1293	\$200,250,537	3047
November	948	\$129,115,546	1576
December			