



April 2019 Residential Sales

Date: May 13, 2019
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1 through April 30, 2019**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

- 4.4%	+ 4.2%	+ 2.3%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

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

For much of the country, the first quarter of 2019 provided several disruptive weather patterns that contributed to less foot traffic toward potential home sales. Coupled with low affordability, higher prices and an inventory situation in its infancy of recovering from record lows – not to mention several more days of wintry weather in April – slower sales persisted across most residential real estate markets. However, buyers are beginning to return in force this spring. For well-priced homes in desirable locations, competition is fierce.

New Listings increased 22.1 percent for Single Family homes but decreased 1.2 percent for Townhouse-Condo homes. Pending Sales increased 16.7 percent for Single Family homes but remained flat for Townhouse-Condo homes. Inventory increased 2.8 percent for Single Family homes but decreased 13.7 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases

Month's Supply of Inventory remained flat for Single Family homes but decreased 16.2 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 4.1 percent to \$178,000 for Single Family homes and 6.4 percent to \$116,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 13.8 percent for Single Family homes but increased 18.0 percent for Townhouse-Condo homes.

The national unemployment rate dropped to 3.6 percent during April 2019, the lowest level since 1969. A historically low unemployment rate can provide reassurance to wary consumers. But in order for sales to increase on a grand scale, buyers will need more spending power, or sellers will need to reduce prices to land where buyers are most active. Neither situation is likely to occur in 2019, yet inventory is straining to keep pace in the most competitive price ranges.



Below you will find copies of the MLS Statistical Reports for

April 2019

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 **(04/01/2019) through (04/30/2019)**, 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 **April 2019** as compared to **March 2019** and **April 2018**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email mlstechsupport@okcmar.org.

	<u>April 2019</u>	<u>March 2019</u>	<u>April 2018</u>
TOTAL CLOSED	2081	2068	2091
TOTAL \$ VOLUME	\$ 425,791,653	\$ 426,767,034	\$ 407,116,732
AVERAGE PRICE	\$ 204,609	\$ 206,367	\$ 194,700
MEDIAN PRICE	\$ 175,000	\$ 174,198	\$ 169,000
% SELLING PRICE TO LIST PRICE	97 %	97 %	97 %
DAYS ON MARKET	51	58	57
NUMBER OF LISTINGS	6040	6014	7075

TOTAL CLOSED	2081
TOTAL \$ VOLUME	\$ 425,791,653
AVERAGE SELLING PRICE	\$ 204,609
% SELLING PRICE TO LIST PRICE	97 %
MEDIAN PRICE	\$ 175,000
AVERAGE DAYS ON MARKET	51
# OF ACTIVE LISTINGS CURRENTLY	6040
TOTAL UNDER CONTRACT (Pending)	2935
AVERAGE VALUE (Pending)	\$ 216,363



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	1292	\$ 252,792,146	2700
February	1560	\$ 307,734,194	3204
March	2068	\$ 426,767,034	3902
April	2081	\$ 425,791,653	5016