



May 2019 Residential Sales

Date: June 11, 2019

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **May 1 through May 31, 2019**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+ 3.6%	+ 5.8%	- 0.9%
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.

At this point in the year, we are getting a good sense of how the housing market is likely to perform for the foreseeable future. And although it is not a particularly exciting forecast, it is a desirable one. Markets across the country are regulating toward a middle ground between buyers and sellers. While it remains true that sales prices are running higher and that inventory options are relatively low, buyers are beginning to find wiggle room at some price points and geographies.

New Listings increased 6.3 percent for Single Family homes but and 27.7 percent for Townhouse-Condo homes. Pending Sales increased 11.7 percent for Single Family homes and 16.4 percent for Townhouse-Condo homes. Inventory decreased 0.8 percent for Single Family homes and 8.6 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 6.5 percent for Single Family homes and 8.6 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 4.8 percent to \$180,000 for Single Family homes but decreased 16.8 percent to \$96,500 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 13.7 percent for Single Family homes but increased 25.6 percent for Townhouse-Condo homes.

An extended trend of low unemployment, higher wages and favorable mortgage rates has been a terrific driver of housing stability in recent years. What is different about this year so far is that prices are not rising as quickly. Some of the hottest Western markets are even cooling slightly, while some Northeast markets are achieving a state of recovery after a decade of battling back from recession. As a whole, the selling season is looking fairly stable across the nation.



Below you will find copies of the MLS Statistical Reports for

May 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 **(05/01/2019) through (05/31/2019)**, 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 **May 2019** as compared to **April 2019** and **May 2018**. These statistics are supplied by MLSOK, Inc.

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

	<u>April 2019</u>	<u>April 2019</u>	<u>May 2018</u>
TOTAL CLOSED	2624	2081	2467
TOTAL \$ VOLUME	\$ 547,844,776	\$ 426,791,653	\$ 407,116,732
AVERAGE PRICE	\$ 208,782	\$ 204,609	\$ 199,057
MEDIAN PRICE	\$ 179,542	\$ 175,000	\$ 169,900
% SELLING PRICE TO LIST PRICE	98 %	97 %	97 %
DAYS ON MARKET	45	51	51
NUMBER OF LISTINGS	6149	6040	7335

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TOTAL \$ VOLUME	\$ 547,844,776
AVERAGE SELLING PRICE	\$ 208,782
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 179,542
AVERAGE DAYS ON MARKET	45
# OF ACTIVE LISTINGS CURRENTLY	6149
TOTAL UNDER CONTRACT (Pending)	1985
AVERAGE VALUE (Pending)	\$ 220,449



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
May	2624	\$547,844,776	4609