



## June 2019 Residential Sales

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Date: July 11, 2019

RE: For immediate Release

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

### Quick Facts

<b>- 7.9%</b>	<b>+ 11.8%</b>	<b>- 1.2%</b>
Change in Number of <b>Closed Sales</b> All Properties	Change in Number of <b>Median Sales Price</b> All Properties	Change in Number of <b>Homes for Sale</b> All Properties

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

As was widely expected, the Federal Reserve did not change the target range for the federal funds rate – currently set at 2.25 to 2.5 percent – during their June meeting. Although the economy is still performing well due to factors such as low unemployment and solid retail sales, uncertainty remains regarding trade tensions, slowed manufacturing and meek business investments.

New Listings increased 10.0 percent for Single Family homes and 40.0 percent for Townhouse-Condo homes. Pending Sales increased 10.7 percent for Single Family homes and 37.7 percent for Townhouse-Condo homes. Inventory decreased 1.0 percent for Single Family homes and 6.5 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 3.2 percent for Single Family homes and 8.6 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 12.0 percent to \$191,500 for Single Family homes but decreased 12.8 percent to \$96,500 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 16.0 percent for Single Family homes and 26.9 percent for Townhouse-Condo homes.

In terms of relative balance between buyer and seller interests, residential real estate markets across the country are performing well within an economic expansion that will become the longest in U.S. history in July. However, there are signs of a slowing economy. The Federal Reserve considers 2.0 percent a healthy inflation rate, but the U.S. is expected to remain below that this year. The Fed has received pressure from the White House to cut rates in order to spur further economic activity, and the possibility of a rate reduction in 2019 is definitely in play following a string of increases over the last several years.



Below you will find copies of the MLS Statistical Reports for

**June 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 **(06/01/2019) through (06/30/2019)**, 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 **June 2019** as compared to **May 2019** and **June 2018**. These statistics are supplied by MLSOK, Inc.

Should you have any questions, please email [mlstechsupport@okcmar.org](mailto:mlstechsupport@okcmar.org).

	<u>June 2019</u>	<u>May 2019</u>	<u>June 2018</u>
<b>TOTAL CLOSED</b>	2303	2624	2412
<b>TOTAL \$ VOLUME</b>	\$ 512,271,118	\$ 547,844,776	\$ 489,195,080
<b>AVERAGE PRICE</b>	\$ 222,436	\$ 208,782	\$ 202,688
<b>MEDIAN PRICE</b>	\$ 190,000	\$ 179,542	\$ 170,000
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	98 %	97 %
<b>DAYS ON MARKET</b>	42	45	50
<b>NUMBER OF LISTINGS</b>	6280	6149	7451

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<b>AVERAGE SELLING PRICE</b>	\$ 222,436
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 190,000
<b>AVERAGE DAYS ON MARKET</b>	42
<b># OF ACTIVE LISTINGS CURRENTLY</b>	6280
<b>TOTAL UNDER CONTRACT (Pending)</b>	2020
<b>AVERAGE VALUE (Pending)</b>	\$ 213,248



**RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:**

Condos  
Half Duplexes  
Manufactured Homes  
Patio Homes  
Single Family Homes  
Townhouses

<b>MONTH</b>	<b>TOTAL CLOSED</b>	<b>DOLLAR VOLUME</b>	<b>RESIDENTIAL LISTINGS PROCESSED</b>
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
June	2303	\$512,271,118	4323