



September 2019 Residential Sales

Date: October 10, 2019
RE: For immediate Release

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

Quick Facts

+6.0%	+ 7.5%	- 0.8%
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.

With the kids back in school and the weather cooling, the housing market begins its annual cooldown as well. Nationally, buyer and seller activity remained strong, buoyed by low mortgage rates and a strong economy. The market fundamentals suggest no significant changes from recent trends, other than the seasonally tempered pace we see this time of year. As we move into the final three months of 2019, buyers will find fewer homes coming on the market, but also less competition for those homes.

New Listings increased 24.3 percent for Single Family homes and 44.0 percent for Townhouse-Condo homes. Pending Sales increased 22.6 percent for Single Family homes and 48.8 percent for Townhouse-Condo homes. Inventory decreased 1.4 percent for Single Family homes but increased 19.2 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 6.5 percent for Single Family homes but increased 15.6 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 7.3 percent to \$182,000 for Single Family homes and 10.0 percent to 121,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 10.9 percent for Single Family homes and 41.2 percent for townhouse-condo homes.

In Washington there are discussions around a broad overhaul of the housing finance system, including the re-privatization of Fannie Mae and Freddie Mac and reforms to federal agencies involved with financing substantial portions of the mortgages made every year. Many of these policy conversations and eventual changes will take months or years to be implemented and their impact is not yet clear. While Halloween decorations are beginning to adorn homes around the country, the real estate market this fall is looking far from scary.



Below you will find copies of the MLS Statistical Reports for

September 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 **(09/01/2019) through (09/30/2019)**, 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 **September 2019** as compared to **August 2019** and **September 2018**. These statistics are supplied by MLSOK, Inc.

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

	September 2019	August 2019	September 2018
TOTAL CLOSED	2049	2383	1841
TOTAL \$ VOLUME	\$ 433,256,860	\$ 501,731,411	\$ 363,822,487
AVERAGE PRICE	\$ 211,448	\$ 210,546	\$ 197,622
MEDIAN PRICE	\$ 180,000	\$ 180,000	\$ 167,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	97 %
DAYS ON MARKET	42	41	46
NUMBER OF LISTINGS	6378	6376	7482

TOTAL CLOSED	2049
TOTAL \$ VOLUME	\$ 433,256,860
AVERAGE SELLING PRICE	\$ 211,448
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 180,000
AVERAGE DAYS ON MARKET	42
# OF ACTIVE LISTINGS CURRENTLY	6376
TOTAL UNDER CONTRACT (Pending)	1668
AVERAGE VALUE (Pending)	\$ 212,137



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
June	2303	\$512,271,118	4323
July	2557	\$538,661,413	4374
August	2383	\$ 501,731,411	4236
September	2049	\$433,256,860	3717