



## November 2019 Residential Sales

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Date: December 10, 2019

RE: For immediate Release

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

### Quick Facts

<b>+5.2%</b>	<b>+ 9.1%</b>	<b>- 0.4%</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.*

In November, the Federal Reserve reduced its benchmark for the third time this year. This action was widely anticipated by the market. Mortgage rates have remained steady this month and are still down by more than 1 percent from last year at this time. Residential new construction activity continues to rise nationally. The U.S. Commerce Department reports that new housing permits rose 5% in October to a new 12-year high of 1.46 million units.

New Listings increased 17.1 percent for Single Family homes and 4.3 percent for Townhouse-Condo homes. Pending Sales increased 8.1 percent for Single Family homes and 23.1 percent for Townhouse-Condo homes. Inventory decreased 0.8 percent for Single Family homes but increased 11.4 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 6.7 percent for Single Family homes but increased 6.3 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 9.4 percent to \$182,183 for Single Family homes but decreased 1.6 percent to 123,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 15.4 percent for Single Family homes and 20.0 percent for townhouse-condo homes.

While many economic signs are quite strong, total household debt has been rising for twenty-one consecutive quarters and is now \$1.3 trillion higher than the previous peak of \$12.68 trillion in 2008. While delinquency rates remain low across most debt types (including mortgages), higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.



Below you will find copies of the MLS Statistical Reports for

**November 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 **(11/01/2019) through (11/30/2019)**, 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 **November 2019** as compared to **October 2019** and **November 2018**. These statistics are supplied by MLSOK, Inc.

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

	<u>November 2019</u>	<u>October 2019</u>	<u>November 2018</u>
<b>TOTAL CLOSED</b>	1814	2086	1671
<b>TOTAL \$ VOLUME</b>	\$ 380,656,704	\$ 437,810,043	\$ 326,861,088
<b>AVERAGE PRICE</b>	\$ 209,844	\$ 209,880	\$ 195,608
<b>MEDIAN PRICE</b>	\$ 178,900	\$ 179,000	\$ 165,000
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	97 %	97 %
<b>DAYS ON MARKET</b>	44	44	51
<b>NUMBER OF LISTINGS</b>	5916	6246	7010

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<b>TOTAL \$ VOLUME</b>	\$ 380,656,704
<b>AVERAGE SELLING PRICE</b>	\$ 209,844
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 178,900
<b>AVERAGE DAYS ON MARKET</b>	44
<b># OF ACTIVE LISTINGS CURRENTLY</b>	5916
<b>TOTAL UNDER CONTRACT (Pending)</b>	1407
<b>AVERAGE VALUE (Pending)</b>	\$ 212,533



**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
July	2557	\$538,661,413	4374
August	2383	\$ 501,731,411	4236
September	2049	\$433,256,860	3717
October	2086	\$437,810,043	3494
November	1814	\$380,656,704	3221