



December 2019 Residential Sales

Date: January 13, 2020
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

+6.6%	+ 8.5%	- 2.0%
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.

In 2019 home prices were up again in most markets. Buyer demand continues to be strong but with tepid seller activity still in many locations, total sales are lower than they would normally be in a more balanced market. While up from their recent lows a few months ago, mortgage rates end the year close to three-quarters of a percent lower than a year ago, helping to improve affordability and offset rising home prices.

New Listings increased 23.5 percent for Single Family homes and 32.4 percent for Townhouse-Condo homes. Pending Sales increased 10.1 percent for Single Family homes but decreased 7.1 percent for Townhouse-Condo homes. Inventory decreased 1.6 percent for Single Family homes and 19.3 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 3.7 percent for Single Family homes but increased 19.2 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 8.4 percent to \$180,000 for Single Family homes and 21.5 percent to \$130,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 16.4 percent for Single Family homes but increased 8.8 percent for Townhouse-Condo homes.

With low mortgage rates, low unemployment, and continued wage growth, home buyer activity is expected to remain healthy into the new year. New construction has been on the rise in 2019 and is expected to continue into 2020, but many experts note that the country is still not building enough new units to quench demand. It remains to be seen whether existing homeowners will be enticed to sell by higher home prices, which could finally bring the overall housing market into greater balance.



Below you will find copies of the MLS Statistical Reports for

December 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 **(12/01/2019) through (12/30/2019)**, 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 **December 2019** as compared to **November 2019** and **October 2019**. These statistics are supplied by MLSOK, Inc.

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

	<u>December 2019</u>	<u>November 2019</u>	<u>October 2019</u>
TOTAL CLOSED	1890	1814	1671
TOTAL \$ VOLUME	\$ 394,957,185	\$ 380,656,704	\$ 326,861,088
AVERAGE PRICE	\$ 208,972	\$ 209,844	\$ 195,608
MEDIAN PRICE	\$ 178,900	\$ 178,900	\$ 165,000
% SELLING PRICE TO LIST PRICE	98 %	97 %	97 %
DAYS ON MARKET	46	44	51
NUMBER OF LISTINGS	5578	5916	7010

TOTAL CLOSED	1890
TOTAL \$ VOLUME	\$ 394,957,185
AVERAGE SELLING PRICE	\$ 208,972
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 178,900
AVERAGE DAYS ON MARKET	46
# OF ACTIVE LISTINGS CURRENTLY	5578
TOTAL UNDER CONTRACT (Pending)	1079
AVERAGE VALUE (Pending)	\$ 215,527



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
October	2086	\$437,810,043	3494
November	1814	\$380,656,704	3221
December	1890	\$394,957,185	2969