



## January 2020 Residential Sales

Date: February 11, 2020  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **January 1 through January 31, 2020**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>+8.3%</b>	<b>+ 4.3%</b>	<b>+3.1%</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.*

For 2020, The National Association of REALTORS® Chief Economist Lawrence Yun sees good news for home prices. “National median home price growth is in no danger of falling due to inventory shortages and will rise by 4%,” the long-term NAR economist predicts. He is also expecting the new-home construction market sales to increase 10%. Yun and others would like to see home builders bring more affordable units to the market to help ease shortages and slow price gains in that segment.

New Listings increased 20.9 percent for Single Family homes but decreased 2.9 percent for Townhouse-Condo homes. Pending Sales increased 20.7 percent for Single Family homes and 10.6 percent for Townhouse-Condo homes. Inventory increased 2.5 percent for Single Family homes and 26.1 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 23.1 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 3.7 percent to \$170,000 for Single Family homes but decreased 8.5 percent to \$134,950 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 19.4 percent for Single Family homes and 26.3 percent for Townhouse-Condo homes.

We start off the year with continued low interest rates, low unemployment, and rising rents nationally. These factors should encourage healthy buyer demand and sets us up for a strong start to the 2020 housing market and a lot of optimism for the coming Spring Market.



Below you will find copies of the MLS Statistical Reports for

**January 2020**

**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 **(01/01/2020) through (01/31/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:30AM CT on **02/11/2020**.

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 **January 2020** as compared to **December 2019** and **January 2019**. These statistics are supplied by MLSOK, Inc.

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

	<u>January 2020</u>	<u>December 2019</u>	<u>January 2019</u>
<b>TOTAL CLOSED</b>	1441	1890	1292
<b>TOTAL \$ VOLUME</b>	\$ 292,181,477	\$ 394,957,185	\$ 252,792,146
<b>AVERAGE PRICE</b>	\$ 198,103	\$ 208,972	\$ 195,660
<b>MEDIAN PRICE</b>	\$ 170,000	\$ 178,900	\$ 162,445
<b>% SELLING PRICE TO LIST PRICE</b>	97 %	98 %	97 %
<b>DAYS ON MARKET</b>	50	46	62
<b>NUMBER OF LISTINGS</b>	5424	5578	6080

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<b>TOTAL \$ VOLUME</b>	\$ 292,181,477
<b>AVERAGE SELLING PRICE</b>	\$ 198,103
<b>% SELLING PRICE TO LIST PRICE</b>	97 %
<b>MEDIAN PRICE</b>	\$ 170,000
<b>AVERAGE DAYS ON MARKET</b>	50
<b># OF ACTIVE LISTINGS CURRENTLY</b>	5424
<b>TOTAL UNDER CONTRACT (Pending)</b>	1667
<b>AVERAGE VALUE (Pending)</b>	\$ 215,511



**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	1441	\$ 285,465,912	3108