



May 2020 Residential Sales

Date: June 9, 2020

RE: For immediate Release

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

Quick Facts

-25.7%	+ 5.6%	-7.1%
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.

While the effects of COVID-19 in the broader economy continue, real estate activity is beginning to recover across much of the country. According to Freddie Mac, mortgage rates have been below 3.3 percent for more than four weeks and are hovering near all-time lows, spurring strong interest by buyers and lifting showing activity up 4% nationally versus a year ago in the final week of May.

New Listings increased 7.2 percent for Single Family homes but remained flat for Townhouse-Condo homes. Pending Sales increased 29.6 percent for Single Family homes but remained flat for Townhouse-Condo homes. Inventory decreased 8.1 percent for Single Family homes but increased 27.8 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Remains Flat



Month's Supply of Inventory remained decreased 15.4 percent for Single Family homes but increased 29.6 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 6.0 percent to \$191,000 for Single Family homes and 28.5 percent to \$124,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 15.6 percent for Single Family homes and 7.5 percent for Townhouse-Condo homes.

Buyers who have been quicker to return to the housing market in force than sellers, who have been showing a bit more reluctance to list their homes than is typical for this time of year. But trends are improving and as states and localities continue to moderate their COVID-19 policies, real estate activity is expected to continue to improve in the coming weeks.



Below you will find copies of the MLS Statistical Reports for

May 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 **(05/01/2020) through (05/31/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:30AM CT on **06/09/2020**.

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

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

	<u>May 2020</u>	<u>April 2020</u>	<u>May 2019</u>
TOTAL CLOSED	2013	1908	2624
TOTAL \$ VOLUME	\$ 429,954,619	\$ 412,108,026	\$ 547,844,776
AVERAGE PRICE	\$ 213,589	\$ 215,990	\$ 208,782
MEDIAN PRICE	\$ 190,000	\$ 186,800	\$179,542
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	39	41	45
NUMBER OF LISTINGS	4736	5178	6149

TOTAL CLOSED	2013
TOTAL \$ VOLUME	\$ 429,954,619
AVERAGE SELLING PRICE	\$ 213,589
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 186,800
AVERAGE DAYS ON MARKET	39
# OF ACTIVE LISTINGS CURRENTLY	4736
TOTAL UNDER CONTRACT (Pending)	2609
AVERAGE VALUE (Pending)	\$ 233,114



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	1441	\$ 285,465,912	3108
February	1675	\$354,625,803	3550
March	2041	\$439,074,346	3824
April	1908	\$412,108,026	3778
May	2013	\$429,954,619	4622