



## June 2020 Residential Sales

Date: July 9, 2020

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **June 1 through June 3, 2020**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>+14.6%</b>	<b>+ 4.0%</b>	<b>-14.3%</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.*

While much of the country was working on a phased reopening of the economy in June, real estate activity continued to strengthen as well. Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers.

New Listings increased 11.1 percent for Single Family homes and 10.3 percent for Townhouse-Condo homes. Pending Sales increased 30.0 percent for Single Family homes and 10.9 percent for Townhouse-Condo homes. Inventory decreased 15.5 percent for Single Family homes but increased 29.6 percent for Townhouse-Condo Homes.

#### Months' Supply of Inventory Remains Flat



**Month's Supply of Inventory decreased** 19.2 percent for Single Family homes but increased 29.6 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 4.2 percent to \$199,027 for Single Family homes and 31.5 percent to \$126,250 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 4.8 percent for Single Family homes but increased 29.7 percent for Townhouse-Condo homes.

While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Many housing experts believe sellers remain reluctant to list their homes due to continued concerns over COVID-19, which was beginning to see a resurgence in June. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season.



Below you will find copies of the MLS Statistical Reports for

**June 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 **(06/01/2020) through (06/30/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:00PM CT on **07/09/2020**.

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

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

	<u>June 2020</u>	<u>May 2020</u>	<u>June 2019</u>
<b>TOTAL CLOSED</b>	2750	2013	2303
<b>TOTAL \$ VOLUME</b>	\$ 627,910,056	\$ 429,954,619	\$ 512,271,118
<b>AVERAGE PRICE</b>	\$ 228,331	\$ 213,589	\$ 222,436
<b>MEDIAN PRICE</b>	\$ 198,000	\$ 190,000	\$190,000
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	98 %	98 %
<b>DAYS ON MARKET</b>	41	39	42
<b>NUMBER OF LISTINGS</b>	4615	4736	6280

<b>TOTAL CLOSED</b>	2750
<b>TOTAL \$ VOLUME</b>	\$ 627,910,056
<b>AVERAGE SELLING PRICE</b>	\$ 228,331
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 198,000
<b>AVERAGE DAYS ON MARKET</b>	41
<b># OF ACTIVE LISTINGS CURRENTLY</b>	4615
<b>TOTAL UNDER CONTRACT (Pending)</b>	2675
<b>AVERAGE VALUE (Pending)</b>	\$ 242,140



**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
February	1675	\$354,625,803	3550
March	2041	\$439,074,346	3824
April	1908	\$412,108,026	3778
May	2013	\$429,954,619	4622
June	2750	\$627,910,056	5425