



August 2020 Residential Sales

Date: September 10, 2020

RE: For immediate Release

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

Quick Facts

+11.2%	+ 15.1%	-26.4%
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.

The housing and stock markets continue to be the leaders in the economy. In August, showings and pending sales remained at strong levels while housing inventory remained limited, continuing the competitive bidding market we have seen in recent months. With the stock indexes at or near record highs as mortgage rates remain near record lows, signs point to a busy fall housing market.

New Listings increased 7.3 percent for Single Family homes but decreased 6.3 for Townhouse-Condo homes. Pending Sales increased 36.2 percent for Single Family homes and 26.9 percent for Townhouse-Condo homes. Inventory decreased 17.7 percent for Single Family homes but increased 20.3 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 23.1 percent for Single Family homes and 17.9 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 13.6 percent to \$210,000 for Single Family homes and 28.7 percent to \$140,250 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 9.8 percent for Single Family homes and 49.1 percent for Townhouse-Condo homes.

As we look towards the fall, we normally see housing activity begin to slow a bit as the back-to-school season begins, but this year is far from normal. While uncertainty remains on what effects the upcoming election and any seasonal resurgence of COVID-19 may have on the financial and housing markets, the healthy housing demand we see today will create significant tail winds in the near term.



Below you will find copies of the MLS Statistical Reports for
August 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 **(08/01/2020) through (08/31/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:00PM CT on **09/10/2020**.

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

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

	<u>August 2020</u>	<u>July 2020</u>	<u>August 2019</u>
TOTAL CLOSED	2768	2915	2383
TOTAL \$ VOLUME	\$ 665,988,543	\$ 678,648,931	\$ 501,731,411
AVERAGE PRICE	\$ 240,603	\$ 232,893	\$ 210,546
MEDIAN PRICE	\$ 208,000	\$ 200,664	\$180,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	37	37	41
NUMBER OF LISTINGS	6909	4291	6376

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TOTAL \$ VOLUME	\$ 665,988,543
AVERAGE SELLING PRICE	\$ 240,603
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 208,000
AVERAGE DAYS ON MARKET	37
# OF ACTIVE LISTINGS CURRENTLY	6909
TOTAL UNDER CONTRACT (Pending)	2527
AVERAGE VALUE (Pending)	\$ 213,906



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
June	2750	\$627,910,056	5425
July	2914	\$678,648,931	5463
August	2768	\$669,988,543	5295