



September 2020 Residential Sales

Date: October 9, 2020
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **September 1 through September 30, 2020**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+28.4%	+ 11.8%	-28.7%
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.

Strong buyer activity has continued into the fall, which is normally the start of the seasonal slowing of the housing market. With stronger buyer activity in the market this year and the continued constrained supply of homes for sale, speedy sales and multiple offers are likely to remain a common occurrence and will keep the housing market hot even when the weather is cooling.

New Listings increased 16.0 percent for Single Family homes and 20.3 percent for Townhouse-Condo homes. Pending Sales increased 35.0 percent for Single Family homes and 5.5 percent for Townhouse-Condo homes. Inventory decreased 29.7 percent for Single Family homes but increased 2.4 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 38.5 percent for Single Family homes but remained flat for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 12.1 percent to \$204,000 for Single Family homes and 3.9 percent to \$125,750 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 19.0 percent for Single Family homes and 11.4 percent for Townhouse-Condo homes.

While mortgage rates remain near record lows, The Mortgage Bankers Association reports that lending standards are tightening, which makes it a bit more difficult for some buyers to qualify. At the same time, unemployment remains substantially higher than a year ago due to COVID-19. Despite all this, buyers are out in full force this fall, showing amazing resilience in the middle of a pandemic.



Below you will find copies of the MLS Statistical Reports for

September 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 **(09/01/2020) through (09/30/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:00PM CT on **10/09/2020**.

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

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

	<u>September 2020</u>	<u>August 2020</u>	<u>September 2019</u>
TOTAL CLOSED	2684	2768	2049
TOTAL \$ VOLUME	\$ 640,381,764	\$ 665,988,543	\$ 433,256,860
AVERAGE PRICE	\$ 238,681	\$ 240,603	\$ 211,448
MEDIAN PRICE	\$ 200,123	\$ 208,000	\$180,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	35	37	42
NUMBER OF LISTINGS	3944	6909	6378

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TOTAL \$ VOLUME	\$ 640,381,764
AVERAGE SELLING PRICE	\$ 238,681
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 200,123
AVERAGE DAYS ON MARKET	35
# OF ACTIVE LISTINGS CURRENTLY	3944
TOTAL UNDER CONTRACT (Pending)	2246
AVERAGE VALUE (Pending)	\$ 249,267



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
September	2684	\$640,381,764	4920