



October 2020 Residential Sales

Date: November 18, 2020
RE: For immediate Release

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

Quick Facts

+19.8%	+ 15.4%	-29.9%
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.

October continued to be busier than the calendar normally suggests. Buyer activity remains higher than normal for this time of year, while in many segments of the market housing supply remains much lower than one year ago. Multiple offers remain a common occurrence in many areas, keeping housing hot while temperatures continue to fall.

New Listings increased 9.4 percent for Single Family homes but decreased 7.8 percent for Townhouse-Condo homes. Pending Sales increased 35.1 percent for Single Family homes but remained flat for Townhouse-Condo homes. Inventory decreased 30.8 percent for Single Family homes but increased 3.1 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 15.3 percent to \$207,500 for Single Family homes and 26.6 percent to \$132,975 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 22.7 percent for Single Family homes but increased 35.0 percent for Townhouse-Condo homes.

Mortgage rates dropped to new record lows again in October, helping to offset the monthly mortgage payment increases caused by the rise in home prices seen in many segments of the market across the country. While prices often dip a bit in the winter months, continued buyer demand may temper any price retreats this year.



Below you will find copies of the MLS Statistical Reports for

October 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 **(10/01/2020) through (10/31/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:00PM CT on **11/18/2020**.

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

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

	<u>October 2020</u>	<u>September 2020</u>	<u>October 2019</u>
TOTAL CLOSED	2535	2684	2086
TOTAL \$ VOLUME	\$ 626,606,793	\$ 640,381,764	\$ 437,810,043
AVERAGE PRICE	\$ 247,182	\$ 238,681	\$ 209,880
MEDIAN PRICE	\$ 205,000	\$ 200,123	\$179,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	97 %
DAYS ON MARKET	34	35	52
NUMBER OF LISTINGS	3670	3944	7366

TOTAL CLOSED	2535
TOTAL \$ VOLUME	\$ 626,606,793
AVERAGE SELLING PRICE	\$ 247,182
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 205,000
AVERAGE DAYS ON MARKET	34
# OF ACTIVE LISTINGS CURRENTLY	3670
TOTAL UNDER CONTRACT (Pending)	1699
AVERAGE VALUE (Pending)	\$ 241,717



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
October	2535	\$629,606,793	4234