



## February 2021 Residential Sales

Date: March 9, 2021

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **February 1 through February 28, 2021**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

### Quick Facts

<b>-0.2%</b>	<b>+ 12.0%</b>	<b>-48.9%</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.*

Mortgage interest rates ticked a bit higher in February, but remain below their February 2020 levels. Interest rates may rise a bit further in coming weeks, but according to Freddie Mac chief economist Sam Khater, “while there are multiple temporary factors driving up rates, the underlying economic fundamentals point to rates remaining in the low 3 percent range for the year.” With rates still at historically low levels, home sales are unlikely to be significantly impacted, though higher rates do impact affordability.

New Listings decreased 18.9 percent for Single Family homes and 16.9 percent for Townhouse-Condo homes. Pending Sales increased 4.9 percent for Single Family homes but decreased 3.5 percent for Townhouse-Condo homes. Inventory decreased 49.9 percent for Single Family homes and 15.7 percent for Townhouse-Condo homes.

### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 54.5 percent for Single Family homes and 15.4 percent for Townhouse-Condo homes.

### Median Sales Price Increases



**Median Sales Price increased** 12.8 percent to \$208,000 for Single Family homes but decreased 6.4 percent to \$127,565 for Townhouse-Condo homes.

### Average Days on Market Decreases



**Days on Market decreased** 32.0 percent for Single Family homes and 11.4 percent for Townhouse-Condo homes.

For homeowners currently struggling due to COVID-19, government agencies are continuing efforts to help those in need. The Federal Housing Finance Agency announced they will allow homeowners with loans backed by Fannie Mae and Freddie Mac to receive an additional three months of forbearance, extending total payment relief up to 18 months. Qualified homeowners must already be in a forbearance plan as of the end of February.



Below you will find copies of the MLS Statistical Reports for

**February 2021**

**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 **(02/01/2021) through (02/28/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:00AM CT on **03/09/2021**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **February 2021** as compared to **January 2021** and **February 2020**. These statistics are supplied by MLSOK, Inc.

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

	<u><b>February 2021</b></u>	<u><b>January 2021</b></u>	<u><b>February 2020</b></u>
<b>TOTAL CLOSED</b>	1759	1757	1675
<b>TOTAL \$ VOLUME</b>	\$ 421,646,752	\$ 421,850,815	\$ 354,625,803
<b>AVERAGE PRICE</b>	\$ 239,708	\$ 240,097	\$ 211,717
<b>MEDIAN PRICE</b>	\$ 205,000	\$ 200,000	\$ 180,000
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	98 %	98 %
<b>DAYS ON MARKET</b>	35	36	50
<b>NUMBER OF LISTINGS</b>	2323	2501	5197

<b>TOTAL CLOSED</b>	1759
<b>TOTAL \$ VOLUME</b>	\$ 421,646,752
<b>AVERAGE SELLING PRICE</b>	\$ 239,708
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 205,000
<b>AVERAGE DAYS ON MARKET</b>	35
<b># OF ACTIVE LISTINGS CURRENTLY</b>	2323
<b>TOTAL UNDER CONTRACT (Pending)</b>	1837
<b>AVERAGE VALUE (Pending)</b>	\$ 267,385



**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	1757	\$ 421,850,815	3922
February	1759	\$421,646,752	3596
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			