



January 2021 Residential Sales

Date: February 10, 2021
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **January 1 through January 31, 2021**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+18.0%	+ 17.6%	-43.2%
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.

January started off strong for the housing market, with healthy buyer demand and strong market fundamentals. A robust increase in housing starts in December points to an active year for new construction, but higher material costs, especially lumber, and a limited supply of buildable lots will temper the number of new units.

New Listings increased 2.1 percent for Single Family homes and 16.1 percent for Townhouse-Condo homes. Pending Sales increased 31.3 percent for Single Family homes and 23.5 percent for Townhouse-Condo homes. Inventory decreased 44.0 percent for Single Family homes and 20.1 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 52.2 percent for Single Family homes and 21.4 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 18.5 percent to \$203,500 for Single Family homes and 1.2 percent to \$131,500 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 30.6 percent for Single Family homes but increased 76.7 percent for Townhouse-Condo homes.

The Mortgage Bankers Association's January research estimates approximately 2.7 million homeowners with mortgages are currently in forbearance plans. Some of these homes may eventually come to market, but given strong appreciation in most market segments in recent years, these eventual home sales are likely to be mostly traditional sellers. However, a modest increase in short sales and foreclosures at some point this year would not be surprising.



Below you will find copies of the MLS Statistical Reports for

January 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 **(01/01/2021) through (01/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:00AM CT on **02/10/2021**.

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

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

	<u>January 2021</u>	<u>December 2020</u>	<u>January 2020</u>
TOTAL CLOSED	1757	2426	1441
TOTAL \$ VOLUME	\$ 421,850,815	\$ 565,195,018	\$ 285,465,912
AVERAGE PRICE	\$ 240,097	\$ 232,974	\$ 198,103
MEDIAN PRICE	\$ 200,000	\$ 200,000	\$170,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	97 %
DAYS ON MARKET	36	34	50
NUMBER OF LISTINGS	2501	2492	5424

TOTAL CLOSED	1757
TOTAL \$ VOLUME	\$ 421,850,815
AVERAGE SELLING PRICE	\$ 240,097
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 200,000
AVERAGE DAYS ON MARKET	36
# OF ACTIVE LISTINGS CURRENTLY	2501
TOTAL UNDER CONTRACT (Pending)	2165
AVERAGE VALUE (Pending)	\$ 249,771



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			
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			