



November 2020 Residential Sales

Date: December 10, 2020
RE: For immediate Release

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

Quick Facts

+12.7%	+ 13.9%	-34.3%
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.

November saw the Dow Jones Industrial Average top 30,000 for the first time, while mortgage rates reached new record lows again. These new records have provided encouragement for buyers to move forward on home purchases, which continued to remain strong overall for the month.

New Listings increased 12.3 percent for Single Family homes and 4.5 percent for Townhouse-Condo homes. Pending Sales increased 26.9 percent for Single Family homes and 20.0 percent for Townhouse-Condo homes. Inventory decreased 35.2 percent for Single Family homes and 3.3 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 44.0 percent for Single Family homes but remained flat for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 14.8 percent to \$207,500 for Single Family homes but decreased 8.9 percent to \$112,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 29.5 percent for Single Family homes and 35.7 percent for Townhouse-Condo homes.

Showing activity remains higher than the same period a year ago across most of the country, suggesting that strong buyer demand is likely to continue into what is typically the slowest time of year. With inventory remaining constrained in most market segments, sellers continue to benefit from the tight market conditions.



Below you will find copies of the MLS Statistical Reports for

November 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 **(11/01/2020) through (11/30/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:00AM CT on **12/10/2020**.

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

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

	<u>November 2020</u>	<u>October 2020</u>	<u>November 2019</u>
TOTAL CLOSED	2097	2535	1814
TOTAL \$ VOLUME	\$ 507,904,687	\$ 626,606,793	\$ 380,656,704
AVERAGE PRICE	\$ 242,205	\$ 247,182	\$ 209,844
MEDIAN PRICE	\$ 205,000	\$ 205,000	\$178,900
% SELLING PRICE TO LIST PRICE	98 %	98 %	97 %
DAYS ON MARKET	32	34	44
NUMBER OF LISTINGS	3449	3670	5916

TOTAL CLOSED	2097
TOTAL \$ VOLUME	\$ 507,904,687
AVERAGE SELLING PRICE	\$ 242,205
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 200,123
AVERAGE DAYS ON MARKET	32
# OF ACTIVE LISTINGS CURRENTLY	3449
TOTAL UNDER CONTRACT (Pending)	1850
AVERAGE VALUE (Pending)	\$ 243,133



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	\$626,606,793	4234
November	2097	\$507,904,687	3947