



## December 2020 Residential Sales

Date: January 12, 2021

RE: For immediate Release

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

### Quick Facts

<b>+24.2%</b>	<b>+ 11.2%</b>	<b>-35.6%</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.*

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market, buoyed by near-record low interest rates, continue to drive a healthy sales pace in the face of a new wave of COVID-19 infections and a softening jobs market.

New Listings increased 14.7 percent for Single Family homes but decreased 2.2 percent for Townhouse-Condo homes. Pending Sales increased 39.3 percent for Single Family homes and 54.8 percent for Townhouse-Condo homes. Inventory decreased 36.1 percent for Single Family homes and 20.5 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 43.5 percent for Single Family homes and 22.2 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 12.2 percent to \$201,975 for Single Family homes but decreased 21.4 percent to \$110,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 28.3 percent for Single Family homes but increased 21.1 percent for Townhouse-Condo homes.

With low mortgage rates and strong buyer demand in most market segments, the housing market of early 2021 looks to continue trends we saw in the second half of 2020. Low inventory and multiple offers on in-demand properties and market segments are likely to remain common while the market waits and hopes for a boost in new construction and a surge in home sellers to help provide more balance to the market.



Below you will find copies of the MLS Statistical Reports for

**December 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.

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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 **(12/01/2020) through (12/31/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:00AM CT on **1/12/2021**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **December 2020** as compared to **November 2020** and **December 2019**. These statistics are supplied by MLSOK, Inc.

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

	<u>December 2020</u>	<u>November 2020</u>	<u>December 2019</u>
<b>TOTAL CLOSED</b>	2426	2097	1814
<b>TOTAL \$ VOLUME</b>	\$ 565,195,018	\$ 507,904,687	\$ 380,656,704
<b>AVERAGE PRICE</b>	\$ 232,974	\$ 242,205	\$ 209,844
<b>MEDIAN PRICE</b>	\$ 200,00	\$ 205,000	\$178,900
<b>% SELLING PRICE TO LIST PRICE</b>	98 %	98 %	97 %
<b>DAYS ON MARKET</b>	34	32	44
<b>NUMBER OF LISTINGS</b>	2492	3449	5916

<b>TOTAL CLOSED</b>	2426
<b>TOTAL \$ VOLUME</b>	\$ 565,195,018
<b>AVERAGE SELLING PRICE</b>	\$ 232,974
<b>% SELLING PRICE TO LIST PRICE</b>	98 %
<b>MEDIAN PRICE</b>	\$ 200,000
<b>AVERAGE DAYS ON MARKET</b>	34
<b># OF ACTIVE LISTINGS CURRENTLY</b>	2492
<b>TOTAL UNDER CONTRACT (Pending)</b>	1572
<b>AVERAGE VALUE (Pending)</b>	\$ 243,152



**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
December	2426	\$565,195,018	3998