



May 2021 Residential Sales

Date: June 9, 2021

RE: For immediate Release

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

Quick Facts

+22.6%	+ 14.7%	-50.8%
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.

As the weather warms and pandemic restrictions ease across much of the country, the U.S. housing market shows little signs of cooling. Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was this time last year, and sales prices are surging as a result.

New Listings increased 2.9 percent for Single Family homes and 35.1 percent for Townhouse-Condo homes. Pending Sales increased 4.1 percent for Single Family homes and 21.3 percent for Townhouse-Condo homes. Inventory decreased 50.8 percent for Single Family homes and 60.0 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 57.1 percent for Single Family homes and 60.0 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 14.0 percent to \$220,000 for Single Family homes and 34.3 percent to \$135,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 44.7 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

With such limited supply of existing homes to purchase, all eyes are on home builders to provide a much-needed boost of inventory to the market to help meet buyer demand. However, increasing material and labor costs, along with supply chain challenges, have contributed to significantly higher construction costs, with builders passing these costs on to homebuyers. And while the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time.



Below you will find copies of the MLS Statistical Reports for

May 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 time-period over which such claims are based and must include the following, or substantially similar, notice:

Based on information from MLSOK, Inc for the period **(05/01/2021) through (05/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 1:30PM CT on **06/09/2021**.

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

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

	<u>May 2021</u>	<u>April 2021</u>	<u>May 2020</u>
TOTAL CLOSED	2570	2533	2013
TOTAL \$ VOLUME	\$ 664,324,259	\$ 620,673,939	\$ 429,954,619
AVERAGE PRICE	\$ 258,492	\$ 245,035	\$ 213,589
MEDIAN PRICE	\$ 218,299	\$ 210,000	\$ 190,000
% SELLING PRICE TO LIST PRICE	99 %	99 %	98 %
DAYS ON MARKET	21	27	39
NUMBER OF LISTINGS	2226	2077	4736

TOTAL CLOSED	2570
TOTAL \$ VOLUME	\$ 664,324,259
AVERAGE SELLING PRICE	\$ 258,492
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 218,299
AVERAGE DAYS ON MARKET	21
# OF ACTIVE LISTINGS CURRENTLY	2226
TOTAL UNDER CONTRACT (Pending)	2518
AVERAGE VALUE (Pending)	\$ 263,790



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	2421	\$ 607,437,598	4890
April	2533	\$ 620,673,939	5062
May	2570	\$6264,324,259	5088
June			
July			
August			
September			
October			
November			
December			