



March 2021 Residential Sales

Date: April 12, 2021

RE: For immediate Release

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

Quick Facts

+14.7%	+ 14.9%	-54.6%
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.

Normal spring increases in sales activity, coupled with relaxing COVID-19 policies, created a very busy March real estate market as buyer demand continues largely unabated in the face of rising home prices and mortgage rates. Existing home seller and new construction activity continue to remain below levels necessary to bring the market back into balance, pointing to a busy and competitive buyer market in the coming months.

New Listings increased 8.3 percent for Single Family homes but decreased 2.5 percent for Townhouse-Condo homes. Pending Sales increased 47.5 percent for Single Family homes and 100.0 percent for Townhouse-Condo homes. Inventory decreased 54.8 percent for Single Family homes and 47.6 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 60.9 percent for Single Family homes and 51.6 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 14.3 percent to \$216,000 for Single Family homes and 12.3 percent to \$138,400 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 31.9 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

While many homebuilders are working to increase their activity, the cost of lumber and other materials and a backlogged supply chain continue to limit new home construction and have increased costs substantially. New methods of construction, including 3d printed homes, could speed construction and reduce costs in the future, but realistically are several years away from making a measurable impact in the market.



Below you will find copies of the MLS Statistical Reports for

March 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 **(03/01/2021) through (03/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:30AM CT on **04/12/2021**.

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

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

	<u>March 2021</u>	<u>February 2021</u>	<u>March 2020</u>
TOTAL CLOSED	2421	1759	2041
TOTAL \$ VOLUME	\$ 607,437,598	\$ 421,646,752	\$ 439,074,346
AVERAGE PRICE	\$ 250,904	\$ 239,708	\$ 214,916
MEDIAN PRICE	\$ 214,129	\$ 205,000	\$ 168,130
% SELLING PRICE TO LIST PRICE	98 %	98 %	98 %
DAYS ON MARKET	33	35	44
NUMBER OF LISTINGS	2074	2323	5498

TOTAL CLOSED	2421
TOTAL \$ VOLUME	\$ 607,437,598
AVERAGE SELLING PRICE	\$ 250,904
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 214,129
AVERAGE DAYS ON MARKET	33
# OF ACTIVE LISTINGS CURRENTLY	2074
TOTAL UNDER CONTRACT (Pending)	2469
AVERAGE VALUE (Pending)	\$ 258,300



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			
May			
June			
July			
August			
September			
October			
November			
December			