



April 2021 Residential Sales

Date: May 10, 2021
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1 through April 30, 2021**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+28.7%	+ 11.7%	-54.0%
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.

April was another strong month for home sales. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. With such strong activity, by the time a property sale closes, the market may have already moved higher than that sold price suggests. Such markets can create stress and frustration for prospective homebuyers, who are frequently having to submit offers on multiple properties before they are able to secure a purchase.

New Listings increased 23.1 percent for Single Family homes and 27.9 percent for Townhouse-Condo homes. Pending Sales increased 41.2 percent for Single Family homes and 83.0 percent for Townhouse-Condo homes. Inventory decreased 54.0 percent for Single Family homes and 56.3 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 60.9 percent for Single Family homes and 62.5 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 11.0 percent to \$210,756 for Single Family homes and 32.3 percent to \$147,500 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 36.6 percent for Single Family homes and 34.3 percent for Townhouse-Condo homes.

In the spirit of Wayne Gretzky, buyers, sellers, and their agents are all trying their best to skate to where the puck, or rather, the housing market, is going, not where it has been. While housing affordability remains an area to watch as prices continue to rise, strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer.



Below you will find copies of the MLS Statistical Reports for

April 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 **(04/01/2021) through (04/30/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 12:20PM CT on **05/10/2021**.

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

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

	<u>April 2021</u>	<u>March 2021</u>	<u>April 2020</u>
TOTAL CLOSED	2533	2421	1908
TOTAL \$ VOLUME	\$ 620,673,939	\$ 607,437,598	\$ 412,108,026
AVERAGE PRICE	\$ 245,035	\$ 250,904	\$ 215,990
MEDIAN PRICE	\$ 210,000	\$ 214,129	\$ 186,800
% SELLING PRICE TO LIST PRICE	99 %	98 %	98 %
DAYS ON MARKET	27	33	41
NUMBER OF LISTINGS	2077	2074	5178

TOTAL CLOSED	2533
TOTAL \$ VOLUME	\$ 620,673,939
AVERAGE SELLING PRICE	\$ 245,035
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 210,000
AVERAGE DAYS ON MARKET	27
# OF ACTIVE LISTINGS CURRENTLY	2077
TOTAL UNDER CONTRACT (Pending)	2529
AVERAGE VALUE (Pending)	\$ 267,391



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			
June			
July			
August			
September			
October			
November			
December			