



June 2021 Residential Sales

Date: July 9, 2021

RE: For immediate Release

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

Quick Facts

-0.6%	+11.9%	-37.1%
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.

School's out, and as vaccination rates rise and America enters a new normal, the U.S. housing market continues along at a frenzied pace, with low interest rates and limited inventory fueling record high sales prices. May saw the median existing-home sales price exceed \$350,000, a 24% increase and the largest year-over-year increase since 1999, according to the National Association of REALTORS®. Eager buyers are making multiple offers on homes sight unseen.

New Listings increased 13.2 percent for Single Family homes and 39.0 percent for Townhouse-Condo homes. Pending Sales increased 2.6 percent for Single Family homes and 47.5 percent for Townhouse-Condo homes. Inventory decreased 36.9 percent for Single Family homes and 42.5 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 45.0 percent for Single Family homes and 51.6 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 12.0 percent to \$225,000 for Single Family homes and 10.0 percent to \$137,500 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 55.0 percent for Single Family homes and 45.1 percent for Townhouse-Condo homes.

The increase in sales prices comes with a slight decline in existing home sales nationwide, as homebuyers struggle with declining affordability amid a lack of inventory, forcing some buyers to simply wait it out in hopes of more inventory and less competition. Meanwhile, home builders are trying to meet the increased market demand, with housing starts up to 3.6% in May from April, according to the Commerce Department. As we ease into new routines and look forward to a post-pandemic future, one thing remains certain: America desperately needs more homes.



Below you will find copies of the MLS Statistical Reports for

June 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 **(06/01/2021) through (06/30/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 2:30PM CT on **07/09/2021**.

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

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

	<u>June 2021</u>	<u>May 2021</u>	<u>June 2020</u>
TOTAL CLOSED	2860	2570	2750
TOTAL \$ VOLUME	\$ 761,343,630	\$ 664,324,259	\$ 627,910,056
AVERAGE PRICE	\$ 266,204	\$ 258,492	\$ 228,331
MEDIAN PRICE	\$ 223,550	\$ 218,299	\$ 198,000
% SELLING PRICE TO LIST PRICE	99 %	99 %	98 %
DAYS ON MARKET	19	21	41
NUMBER OF LISTINGS	2226	2226	4615

TOTAL CLOSED	2860
TOTAL \$ VOLUME	\$ 761,343,630
AVERAGE SELLING PRICE	\$ 266,204
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 223,550
AVERAGE DAYS ON MARKET	19
# OF ACTIVE LISTINGS CURRENTLY	2886
TOTAL UNDER CONTRACT (Pending)	2549
AVERAGE VALUE (Pending)	\$ 256,399



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	\$664,324,259	5088
June	2860	\$761,343,630	5409
July			
August			
September			
October			
November			
December			