



## July 2021 Residential Sales

Date: August 9, 2021

RE: For immediate Release

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

### Quick Facts

<b>-11.9%</b>	<b>+8.5%</b>	<b>-22.8%</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.*

The White House recently announced additional measures to help struggling homeowners avoid foreclosure as they exit forbearance, including loan modifications and payment reductions. Borrowers with federally backed mortgages can lock in lower interest rates and extend the length of their mortgages. For borrowers who can't resume their monthly mortgage, HUD will offer lenders the ability to provide all eligible borrowers with a 25% principal and interest reduction.

New Listings increased 17.8 percent for Single Family homes and 24.6 percent for Townhouse-Condo homes. Pending Sales increased 9.4 percent for Single Family homes but decreased 7.1 percent for Townhouse-Condo homes. Inventory decreased 22.4 percent for Single Family homes and 33.8 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 31.6 percent for Single Family homes and 44.4 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 7.6 percent to \$220,541 for Single Family homes and 5.9 percent to \$135,000 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 55.6 percent for Single Family homes and 61.1 percent for Townhouse-Condo homes.

The National Association of REALTORS® reported inventory of homes for sale nationwide rose slightly in June as more sellers list their homes, hoping to take advantage of record-high sales prices across the country. Even with renewed home seller interest, inventory overall remains 18.8% lower than a year ago, according to NAR.



Below you will find copies of the MLS Statistical Reports for

**July 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.

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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 **(07/01/2021) through (07/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 3:00PM CT on **08/09/2021**.

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

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

	<u>July 2021</u>	<u>June 2021</u>	<u>July 2020</u>
<b>TOTAL CLOSED</b>	2644	2860	2915
<b>TOTAL \$ VOLUME</b>	\$ 673,813,504	\$ 761,343,630	\$ 678,648,931
<b>AVERAGE PRICE</b>	\$ 254,846	\$ 266,204	\$ 232,893
<b>MEDIAN PRICE</b>	\$ 218,550	\$ 223,550	\$ 200,664
<b>% SELLING PRICE TO LIST PRICE</b>	100 %	99 %	98 %
<b>DAYS ON MARKET</b>	17	19	37
<b>NUMBER OF LISTINGS</b>	3167	2226	4291

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<b>TOTAL \$ VOLUME</b>	\$ 673,813,504
<b>AVERAGE SELLING PRICE</b>	\$ 254,846
<b>% SELLING PRICE TO LIST PRICE</b>	100 %
<b>MEDIAN PRICE</b>	\$ 218,550
<b>AVERAGE DAYS ON MARKET</b>	17
<b># OF ACTIVE LISTINGS CURRENTLY</b>	3167
<b>TOTAL UNDER CONTRACT (Pending)</b>	2636
<b>AVERAGE VALUE (Pending)</b>	\$ 258,718



**RESIDENTIAL PROPERTY TYPES INCLUDE THE FOLLOWING:**

- Condos
- Half Duplexes
- Manufactured Homes
- Patio Homes
- Single Family Homes
- Townhouses

<b>MONTH</b>	<b>TOTAL CLOSED</b>	<b>DOLLAR VOLUME</b>	<b>RESIDENTIAL LISTINGS PROCESSED</b>
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	2644	\$673,813,504	5280
August			
September			
October			
November			
December			