



August 2021 Residential Sales

Date: September 10, 2021

RE: For immediate Release

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

Quick Facts

-1.4%	+4.7%	-12.1%
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.

The booming U.S. housing market has spilled over to the rental market, which has seen demand for apartment and single-family rentals skyrocket this year, as high sales prices and an inadequate supply of available housing have forced many prospective buyers to rent for the foreseeable future. Increased demand for housing, along with an improving economy, has competition for rental units soaring, and landlords are taking note, with the national median rent increasing 11.4% in 2021 so far, according to Apartment List.

New listings increased 18.4 percent for Single Family homes and 14.3 Percent for Townhouse-Condo homes. Pending Sales increased 8.1 percent for Single Family homes and 37.9 percent for Townhouse-Condo homes. Inventory decreased 11.1 percent for Single Family homes and 37.7 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 23.5 percent for Single Family homes and 46.4 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 4.8 percent to \$220,000 for Single Family homes but decreased 5.3 percent to \$133,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 56.8 percent for Single Family homes but increased 30.8 percent for Townhouse-Condo homes.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.



Below you will find copies of the MLS Statistical Reports for

August 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 **(08/01/2021) through (08/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 10:00AM CT on **09/10/2021**.

MLSOK, Inc. shall have no liability or responsibility for the truth or accuracy of any data or information contained in any advertising or other public representation made or sponsored by a Participant and/or by any of its affiliated Licensees, and each of such Participant and its affiliated Licensees hereby agrees to indemnify MLSOK, Inc. and to hold the MLS harmless from and against any liability, damage, cost and expense arising from or out of any such advertising or other public representation.



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

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

	<u>August 2021</u>	<u>July 2021</u>	<u>August 2020</u>
TOTAL CLOSED	2823	2644	2768
TOTAL \$ VOLUME	\$ 729,313,831	\$ 673,813,504	\$ 665,988,543
AVERAGE PRICE	\$ 258,347	\$ 254,846	\$ 240,603
MEDIAN PRICE	\$ 217,500	\$ 218,550	\$ 208,000
% SELLING PRICE TO LIST PRICE	99 %	100 %	98 %
DAYS ON MARKET	17	17	37
NUMBER OF LISTINGS	3298	3167	6909

TOTAL CLOSED	2823
TOTAL \$ VOLUME	\$ 729,313,831
AVERAGE SELLING PRICE	\$ 258,347
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 217,500
AVERAGE DAYS ON MARKET	17
# OF ACTIVE LISTINGS CURRENTLY	3298
TOTAL UNDER CONTRACT (Pending)	2502
AVERAGE VALUE (Pending)	\$ 272,313



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	2644	\$673,813,504	5280
August	2823	\$729,313,831	5325
September			
October			
November			
December			