



## September 2021 Residential Sales

Date: October 11, 2021

RE: For immediate Release

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

### Quick Facts

<b>-3.9%</b>	<b>+8.2%</b>	<b>-11.1%</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.*

Nationwide, existing home sales were down slightly in August, falling 2% after two consecutive months of increases, according to the National Association of REALTORS®. The decline in existing home sales coincides with rising sales prices, which have continued to soar into fall, with median sales price of existing homes up 14.9% compared to last year. Declining affordability has had a significant impact on homebuyers, many of whom have been priced out of the market and are choosing to wait for sales prices to ease before resuming their home search.

New listings increased 4.8 percent for Single Family homes but decreased 4.1 Percent for Townhouse-Condo homes. Pending Sales increased 8.7 percent for Single Family homes and 15.7 percent for Townhouse-Condo homes. Inventory decreased 10.0 percent for Single Family homes and 36.2 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Decreases



**Month's Supply of Inventory decreased** 18.8 percent for Single Family homes and 48.4 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 7.3 percent to \$220,000 for Single Family homes but decreased 20.0 percent to \$149,950 for Townhouse-Condo homes.

#### Average Days on Market Decreases



**Days on Market decreased** 50.0 percent for Single Family homes and 53.1 percent for Townhouse-Condo homes.

There are signs the market may be shifting, however. New listings have continued to hit the market, buckling seasonality trends commonly seen in the fall, a time when listing and sales activity typically slows as children return to school. As inventory increases, competition for homes may soften, and could even bring a moderation in sales prices, which, after 114 months of year-over-year gains, would be music to the ears of homebuyers throughout the country.



Below you will find copies of the MLS Statistical Reports for

**September 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 **(09/01/2021) through (09/30/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 1:00PM CT on **10/11/2021**.

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

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

	<u>September 2021</u>	<u>August 2021</u>	<u>September 2020</u>
<b>TOTAL CLOSED</b>	2651	2823	2684
<b>TOTAL \$ VOLUME</b>	\$ 671,802,015	\$ 729,313,831	\$ 640,381,764
<b>AVERAGE PRICE</b>	\$ 253,415	\$ 258,347	\$ 238,681
<b>MEDIAN PRICE</b>	\$ 217,500	\$ 217,500	\$ 200,123
<b>% SELLING PRICE TO LIST PRICE</b>	99 %	99 %	98 %
<b>DAYS ON MARKET</b>	17	17	35
<b>NUMBER OF LISTINGS</b>	3268	3298	3944

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<b>TOTAL \$ VOLUME</b>	\$ 671,802,015
<b>AVERAGE SELLING PRICE</b>	\$ 253,415
<b>% SELLING PRICE TO LIST PRICE</b>	99 %
<b>MEDIAN PRICE</b>	\$ 217,500
<b>AVERAGE DAYS ON MARKET</b>	17
<b># OF ACTIVE LISTINGS CURRENTLY</b>	3268
<b>TOTAL UNDER CONTRACT (Pending)</b>	2114
<b>AVERAGE VALUE (Pending)</b>	\$ 274,498



**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	2823	\$729,313,831	5325
September	2651	\$671,802,015	4765
October			
November			
December			