



January 2022 Residential Sales

Date: February 9, 2022
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **January 1 through January 31, 2022**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

+5.3%	+10.0%	-15.8%
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 2022 real estate market begins where 2021 left off, in which existing home sales reached their highest level since 2006, with the National Association of REALTORS® reporting sales were up 8.5% compared to the previous year as homebuyers rushed to take advantage of historically low mortgage rates. Home sales would've been even greater were it not for soaring sales prices and a shortage of homes for sale in many markets, forcing a multitude of buyers to temporarily put their home purchase plans on hold.

New listings decreased 3.8 percent for Single Family homes but increased 3.2 for Townhouse-Condo homes. Pending Sales increased 8.5 percent for Single Family homes but decreased 3.3 percent for Townhouse-Condo homes. Inventory decreased 14.7 percent for Single Family homes and 43.1 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 18.2 percent for Single Family homes and 55.0 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 9.7 percent to \$221,851 for Single Family homes but decreased 1.1 percent to \$130,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 17.6 percent for Single Family homes and 70.8 percent for Townhouse-Condo homes.

For many buyers, 2022 marks a new opportunity to make their home purchase dreams a reality. But it won't be without its challenges. Inventory of existing homes was at 910,000 at the start of the new year, the lowest level recorded since 1999, according to the National Association of REALTORS®, and competition remains fierce. Affordability continues to decline, as inflation, soaring sales prices, and surging mortgage interest rates reduce purchasing power. The sudden increase in rates and home prices means buyers are paying significantly more per month compared to this time last year, which may cause sales to slow as more buyers become priced out of the market.



Below you will find copies of the MLS Statistical Reports for
January 2022

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 over which such claims are based and must include the following, or substantially similar, notice:

Based on information from MLSOK, Inc for the period **(01/01/2022) through (01/31/2022)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 2:00PM CT on **02/09/2021**.

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 **January 2022** as compared to **December 2021** and **January 2021**. These statistics are supplied by MLSOK, Inc.

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

	<u>January 2022</u>	<u>December 2021</u>	<u>January 2021</u>
TOTAL CLOSED	1909	2535	1757
TOTAL \$ VOLUME	\$ 499,597,560	\$ 671,605,454	\$ 421,850,815
AVERAGE PRICE	\$ 261,706	\$ 264,933	\$ 240,097
MEDIAN PRICE	\$ 220,000	\$ 221,890	\$200,000
% SELLING PRICE TO LIST PRICE	99 %	99 %	98 %
DAYS ON MARKET	28	24	36
NUMBER OF LISTINGS	2183	2532	2501

TOTAL CLOSED	1909
TOTAL \$ VOLUME	\$ 499,597,560
AVERAGE SELLING PRICE	\$ 261,706
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 220,000
AVERAGE DAYS ON MARKET	28
# OF ACTIVE LISTINGS CURRENTLY	2183
TOTAL UNDER CONTRACT (Pending)	2157
AVERAGE VALUE (Pending)	\$ 286,307



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	1909	\$ 499,597,560	4066