



October 2021 Residential Sales

Date: November 10, 2021
RE: For immediate Release

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

Quick Facts

-7.0%	+8.2%	-9.3%
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 U.S. housing market remains robust, with strong activity reported across both rental and residential housing fronts. Single-family rent prices are increasing rapidly, as demand for single-family housing and inventory constraints forces some buyers to rent, increasing competition and pushing rents up across the nation. Meanwhile, sales of new construction single-family homes hit a six-month high, rising 14% to a seasonally adjusted rate of 800,000, according to the latest data from the U.S. Department of Housing and Urban Development.

New listings increased 13.2 percent for Single Family homes and 44.2 percent for Townhouse-Condo homes. Pending Sales increased 12.0 percent for Single Family homes and 55.8 percent for Townhouse-Condo homes. Inventory decreased 8.1 percent for Single Family homes and 35.6 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 13.3 percent for Single Family homes and 46.4 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 7.9 percent to \$225,000 for Single Family homes but decreased 4.3 percent to \$127,250 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 47.1 percent for Single Family homes and 61.1 percent for Townhouse-Condo homes.

As temperatures drop, existing home sales continue to be plentiful, buoyed by strong demand, low interest rates, and a slight uptick in new listings in recent months, according to the National Association of REALTORS®. With interest rates inching upward, and experts expecting further rate increases on the horizon, motivated buyers are hoping to lock in their home purchases to take advantage of what are still historically low rates.



Below you will find copies of the MLS Statistical Reports for

October 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 **(10/01/2021) through (10/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 9:00 AM CT on **11/10/2021**.

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

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

	<u>October 2021</u>	<u>September 2021</u>	<u>October 2020</u>
TOTAL CLOSED	2415	2651	2684
TOTAL \$ VOLUME	\$ 640,275,680	\$ 671,802,015	\$ 640,381,764
AVERAGE PRICE	\$ 265,125	\$ 253,415	\$ 238,681
MEDIAN PRICE	\$ 222,875	\$ 217,500	\$ 200,123
% SELLING PRICE TO LIST PRICE	99 %	99 %	98 %
DAYS ON MARKET	19	17	35
NUMBER OF LISTINGS	3161	3268	3944

TOTAL CLOSED	2415
TOTAL \$ VOLUME	\$ 640,275,680
AVERAGE SELLING PRICE	\$ 265,125
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 222,875
AVERAGE DAYS ON MARKET	19
# OF ACTIVE LISTINGS CURRENTLY	3161
TOTAL UNDER CONTRACT (Pending)	2162
AVERAGE VALUE (Pending)	\$ 267,943



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	2651	\$671,802,015	4765
October	2415	\$640,275,680	4577
November			
December			