



December 2021 Residential Sales

Date: January 11, 2022

RE: For immediate Release

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

Quick Facts

+1.7%	+11.4%	-13.0%
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 2021 housing market was one for the history books. After three consecutive months of increases recently, existing home sales are on pace to hit their highest level in 15 years, with an estimated 6 million homes sold in 2021 according to the National Association of REALTORS®. Sales prices reached new heights, inventory hit rock bottom, and homes sold in record time, often for well above asking price. Mortgage rates, which began the year at historic lows, remain attractive, and homeowners who choose to sell in the coming months can expect to see plenty of buyer activity due to pent up demand during the pandemic.

New listings increased 4.2 percent for Single Family homes but decreased 4.9 percent for Townhouse-Condo homes. Pending Sales increased 17.9 percent for Single Family homes and 43.6 percent for Townhouse-Condo homes. Inventory decreased 11.7 percent for Single Family homes and 46.1 percent for Townhouse-Condo homes.

Months' Supply of Inventory Decreases



Month's Supply of Inventory decreased 15.4 percent for Single Family homes and 59.1 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 11.9 percent to \$225,000 for Single Family homes and 31.8 percent to \$145,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 30.3 percent for Single Family homes and 46.7 percent for Townhouse-Condo homes.

Looking ahead, experts anticipate many of the housing market trends of 2021 will continue in 2022, albeit at a more moderate level. Strong buyer demand and inventory shortages are likely to persist over the next year. Home sales are projected to remain strong but will be tempered by the limited supply of homes, higher sales prices, and rising interest rates, with the Federal Reserve planning multiple rate hikes in the new year. Price growth is expected to slow somewhat as a result, but affordability will likely remain a top constraint for some homebuyers.



Below you will find copies of the MLS Statistical Reports for

December 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 **(12/01/2021) through (12/31/2021)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 1:00PM CT on **01/11/2022**.

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

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

	<u>December 2021</u>	<u>November 2021</u>	<u>December 2020</u>
TOTAL CLOSED	2535	2363	2426
TOTAL \$ VOLUME	\$ 671,605,454	\$ 630,893,520	\$ 565,195,018
AVERAGE PRICE	\$ 264,933	\$ 266,988	\$ 232,974
MEDIAN PRICE	\$ 221,890	\$ 225,000	\$ 205,000
% SELLING PRICE TO LIST PRICE	99 %	99 %	98 %
DAYS ON MARKET	24	21	34
NUMBER OF LISTINGS	2532	3017	2492

TOTAL CLOSED	2535
TOTAL \$ VOLUME	\$ 671,605,454
AVERAGE SELLING PRICE	\$ 264,933
% SELLING PRICE TO LIST PRICE	99 %
MEDIAN PRICE	\$ 221,890
AVERAGE DAYS ON MARKET	24
# OF ACTIVE LISTINGS CURRENTLY	2532
TOTAL UNDER CONTRACT (Pending)	1654
AVERAGE VALUE (Pending)	\$ 274,957



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	2363	\$630,893,520	4340
December	2535	\$671,605,454	4189