



## April 2023 Residential Sales

Date: May 10, 2023  
RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1 through April 30, 2023**. Below summarizes our region's monthly sales activity. For a full review please see the following report.

### Quick Facts

<b>-27.3%</b>	<b>+2.0%</b>	<b>+65.2%</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.*

U.S. existing-home sales declined 2.4 percent month-over-month as of last measure, according to the National Association of REALTORS® (NAR), reversing February's sales gain of 14.5%. Fluctuations in mortgage interest rates have caused buyers to pullback, with pending sales dropping 5.2% month-over-month. Meanwhile, the median existing-home sales price declined for the second month in a row, falling 0.9% nationally from the same time last year, the largest year-over-year decline since January 2012, according to NAR.

New listings decreased 10.9 percent for Single Family homes and 17.9 percent for Townhouse-Condo homes. Pending Sales decreased 7.5 percent for Single Family homes and 1.4 percent for Townhouse-Condo homes. Inventory increased 66.1 percent for Single Family homes and 32.5 percent for Townhouse-Condo homes.

#### Months' Supply of Inventory Increases



**Month's Supply of Inventory increased** 90.9 percent for Single Family homes and 50.0 percent for Townhouse-Condo homes.

#### Median Sales Price Increases



**Median Sales Price increased** 3.0 percent to \$252,250 for Single Family homes but decreased 10.3 percent to \$152,500 for Townhouse-Condo homes.

#### Average Days on Market Increases



**Days on Market increased** 109.5 percent for Single Family homes but decreased 23.1 percent for Townhouse-Condo homes.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months' supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.



Below you will find copies of the MLS Statistical Reports for

**April 2023**

**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**.

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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 **4/1/2023 through 4/30/2023**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 9:00 AMCT on **5/10/2023**.

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Listed below are the monthly Oklahoma City Metropolitan housing statistics for the month of **April 2023** as compared to **March 2023** and **April 2022**. These statistics are supplied by MLSOK, Inc.

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

	<u><b>April 2023</b></u>	<u><b>March 2023</b></u>	<u><b>April 2022</b></u>
<b>TOTAL CLOSED</b>	1834	2047	2440
<b>TOTAL \$ VOLUME</b>	\$ 531,446,944	\$ 590,664,460	\$ 702,391,203
<b>AVERAGE PRICE</b>	\$289,775	\$288,551	\$287,865
<b>MEDIAN PRICE</b>	\$ 249,000	\$ 249,900	\$ 245,000
<b>% SELLING PRICE TO LIST PRICE</b>	98%	98%	100 %
<b>DAYS ON MARKET</b>	43	46	22
<b>NUMBER OF LISTINGS</b>	4477	4376	2532

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<b>TOTAL \$ VOLUME</b>	\$ 531,449,944
<b>AVERAGE SELLING PRICE</b>	\$ 289,775
<b>% SELLING PRICE TO LIST PRICE</b>	98%
<b>MEDIAN PRICE</b>	\$ 249,000
<b>AVERAGE DAYS ON MARKET</b>	43
<b># OF ACTIVE LISTINGS CURRENTLY</b>	4477
<b>TOTAL UNDER CONTRACT (Pending)</b>	1948
<b>AVERAGE VALUE (Pending)</b>	\$ 304,742



**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	1225	\$ 345,597,992	2820
February	1511	\$ 415,439,937	3115
March	2047	\$ 590,664,460	3862
April	1834	\$ 531, 446,944	3782