



June 2023 Residential Sales

Date: July 10, 2023

RE: For immediate Release

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

Quick Facts

-13.8%	+2.0%	+24.8%
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.

Temperatures are heating up, yet the U.S. housing market remains cooler than usual for this time of year due to a combination of low inventory and higher borrowing costs, which have restricted market activity going into the summer homebuying season. According to the latest data from the National Association of REALTORS® (NAR), national existing-home sales climbed 0.2% from the previous month but were down 20.4% compared to the same time last year, as fluctuating mortgage rates and a near all-time low level of inventory continue to influence home sales.

New listings decreased 8.2 percent for Single Family homes and 38.1 percent for Townhouse-Condo homes. Pending Sales decreased 0.3 percent for Single Family homes but increased 3.3 percent for Townhouse-Condo homes. Inventory increased 26.1 percent for Single Family homes but decreased 10.1 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Month's Supply of Inventory increased 50.0 percent for Single Family homes but remained flat for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 2.2 percent to \$262,500 for Single Family homes and 10.8 percent to \$175,000 for Townhouse-Condo homes.

Average Days on Market Increases



Days on Market increased 88.2 percent for Single Family homes and 121.4 percent for Townhouse-Condo homes.

Nationwide, total housing inventory increased 3.8% from the previous month, for a 3-months' supply at the current sales price. The shortage of homes for sale has kept prices high for remaining buyers, with a national median sales price of \$396,100 as of last measure, a 3.1% decline from the same time last year and the largest annual decrease since December 2011, according to NAR. As demand continues to outpace supply, properties are selling quickly, with the majority of homes listed for sale on the market for less than a month.



Below you will find copies of the MLS Statistical Reports for

June 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**.

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 **6/1/2023 through 6/30/2023**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 4:00 PM CT on **7/10/2023**.

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 **June 2023** as compared to **May 2023** and **June 2022**. These statistics are supplied by MLSOK, Inc.

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

	<u>June 2023</u>	<u>May 2023</u>	<u>June 2022</u>
TOTAL CLOSED	2400	2294	2700
TOTAL \$ VOLUME	\$ 722,569,746	\$ 687,586,162	\$ 817,103,222
AVERAGE PRICE	\$301,071	\$299,732	\$302,743
MEDIAN PRICE	\$ 259,900	\$ 255,000	\$ 255,000
% SELLING PRICE TO LIST PRICE	98%	98%	100%
DAYS ON MARKET	32	37	17
NUMBER OF LISTINGS	4925	4626	4196

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TOTAL \$ VOLUME	\$ 722,569,746
AVERAGE SELLING PRICE	\$ 301,071
% SELLING PRICE TO LIST PRICE	98%
MEDIAN PRICE	\$ 259,900
AVERAGE DAYS ON MARKET	32
# OF ACTIVE LISTINGS CURRENTLY	4925
TOTAL UNDER CONTRACT (Pending)	1782
AVERAGE VALUE (Pending)	\$ 314,637



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	1225	\$ 345,597,992	2820
February	1511	\$ 415,439,937	3115
March	2047	\$ 590,664,460	3862
April	1834	\$ 531, 446,944	3782
May	2294	\$ 687,586,162	4256
June	2400	\$ 722,569,746	4182