



April 2020 Residential Sales

Date: May 12, 2020

RE: For immediate Release

The following Real Estate statistics were collected by MLSOK, Inc., for the time frame **April 1 through April 30, 2020**. Below summarizes our regions monthly sales activity. For a full review please see report that follows.

Quick Facts

-10.7%	+ 5.9%	+3.1%
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.

While the stock market recovered significantly in March, the effects of COVID-19 to the economy continue to build. In just the last four weeks, more than 20 million people filed initial unemployment claims according to the United States Department of Labor, fueled by stay at home orders and a slowdown of economic activity across the country. Added to the unemployment claims from March, more than 30 million people have become unemployed since COVID-19 has become widespread in the U.S. In the face of these challenging times, real estate activity in April slowed significantly.

New Listings decreased 13.4 percent for Single Family homes and 11.1 percent for Townhouse-Condo homes. Pending Sales decreased 9.0 percent for Single Family homes and 21.5 percent for Townhouse-Condo homes. Inventory increased 2.2 percent for Single Family homes and 34.0 percent for Townhouse-Condo Homes.

Months' Supply of Inventory Remains Flat

Month's Supply of Inventory remained flat for Single Family homes but increased 32.1 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 6.6 percent to \$189,700 for Single Family homes but decreased 5.2 percent to \$110,000 for Townhouse-Condo homes.

Average Days on Market Decreases



Days on Market decreased 18.0 percent for Single Family homes and 40.4 percent for Townhouse-Condo homes.

While the effect of COVID-19 continues to vary widely across the country, it is expected that social distancing, higher unemployment, and lower overall economic activity is likely to continue to constrain real estate activity in the near term. At the same time, the industry is adapting to the current environment by conducting business using technologies such as virtual showings and e-signing to help buyers and sellers with their housing needs in the face of these challenges.



Below you will find copies of the MLS Statistical Reports for

April 2020

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 period of 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 **(04/01/2020) through (04/30/2020)**, while information is deemed reliable it is not guaranteed. Information found in this stats memo is current as of 8:30AM CT on **05/11/2020**.

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 **April 2020** as compared to **March 2020** and **April 2019**. These statistics are supplied by MLSOK, Inc.

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

	<u>April 2020</u>	<u>March 2020</u>	<u>April 2019</u>
TOTAL CLOSED	1908	2041	2081
TOTAL \$ VOLUME	\$ 412,108,026	\$ 439,074,346	\$ 425,791,653
AVERAGE PRICE	\$ 215,990	\$ 214,916	\$ 204,609
MEDIAN PRICE	\$ 186,800	\$ 168,130	\$ 175,000
% SELLING PRICE TO LIST PRICE	98 %	98 %	97 %
DAYS ON MARKET	41	44	51
NUMBER OF LISTINGS	5178	5498	6040

TOTAL CLOSED	1908
TOTAL \$ VOLUME	\$ 412,108,026
AVERAGE SELLING PRICE	\$ 215,990
% SELLING PRICE TO LIST PRICE	98 %
MEDIAN PRICE	\$ 186,800
AVERAGE DAYS ON MARKET	41
# OF ACTIVE LISTINGS CURRENTLY	5178
TOTAL UNDER CONTRACT (Pending)	1870
AVERAGE VALUE (Pending)	\$ 218,026



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	1441	\$ 285,465,912	3108
February	1675	\$354,625,803	3550
March	2041	\$439,074,346	3824
April	1908	\$412,108,026	3778