

How's The Market?

Oklahoma City

Presented by David Childers, Keeping Current Matters



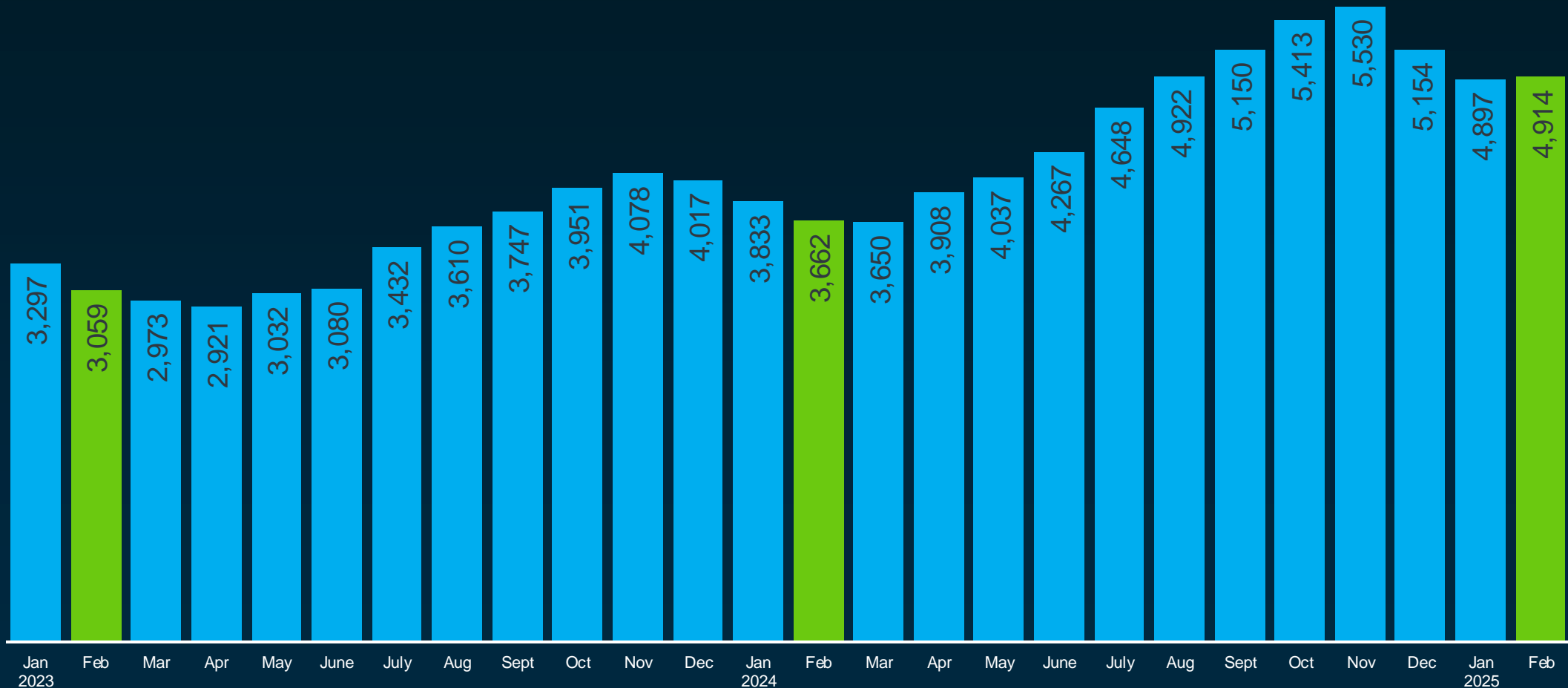


The price of greatness is
RESPONSIBILITY.

Winston Churchill

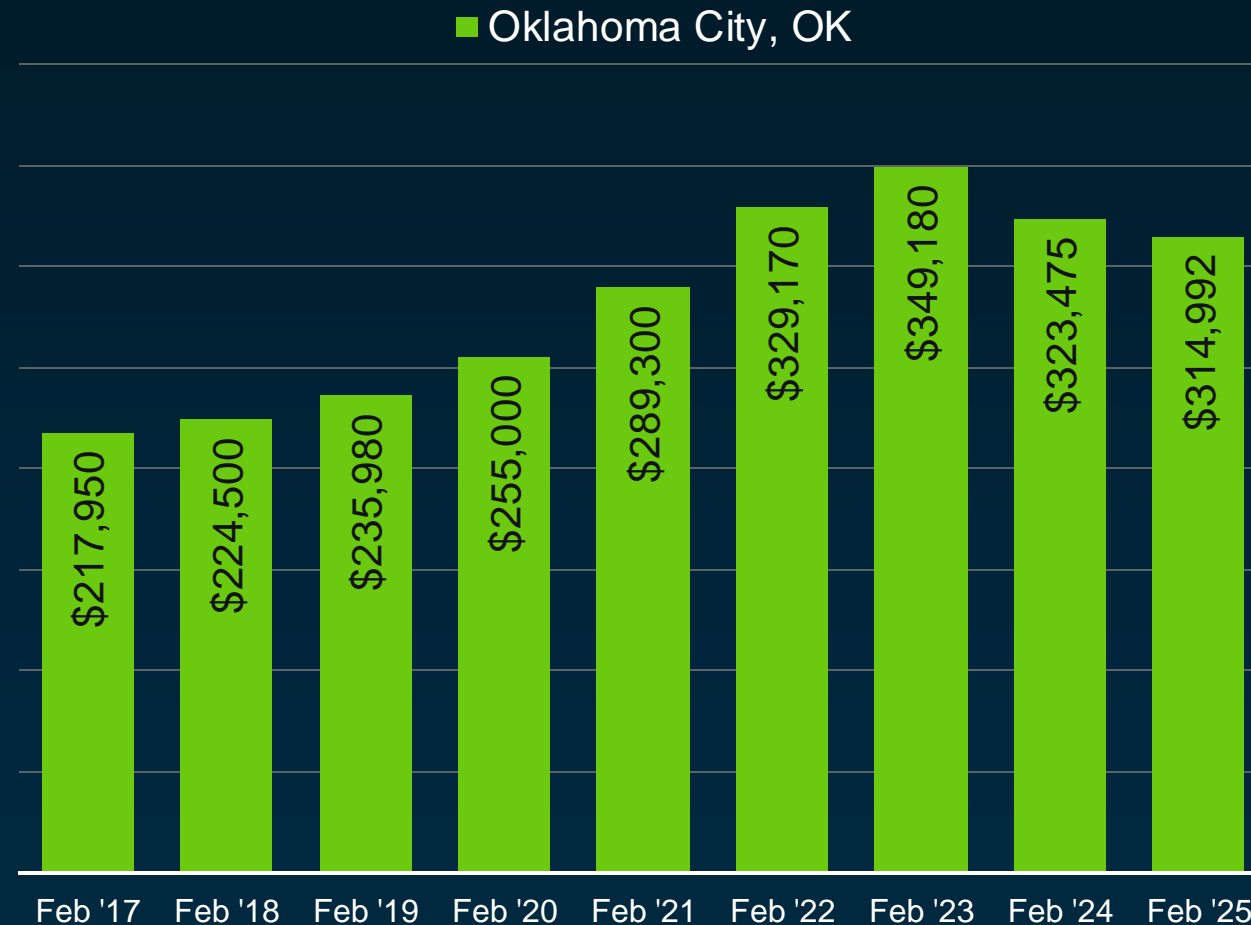
The Number of Homes for Sale Continues To Be Higher Compared to Last Year

Active Listing Count, Oklahoma City, OK



Home Prices Are Moderating in Oklahoma City

Median Listing Price of Homes for Sale

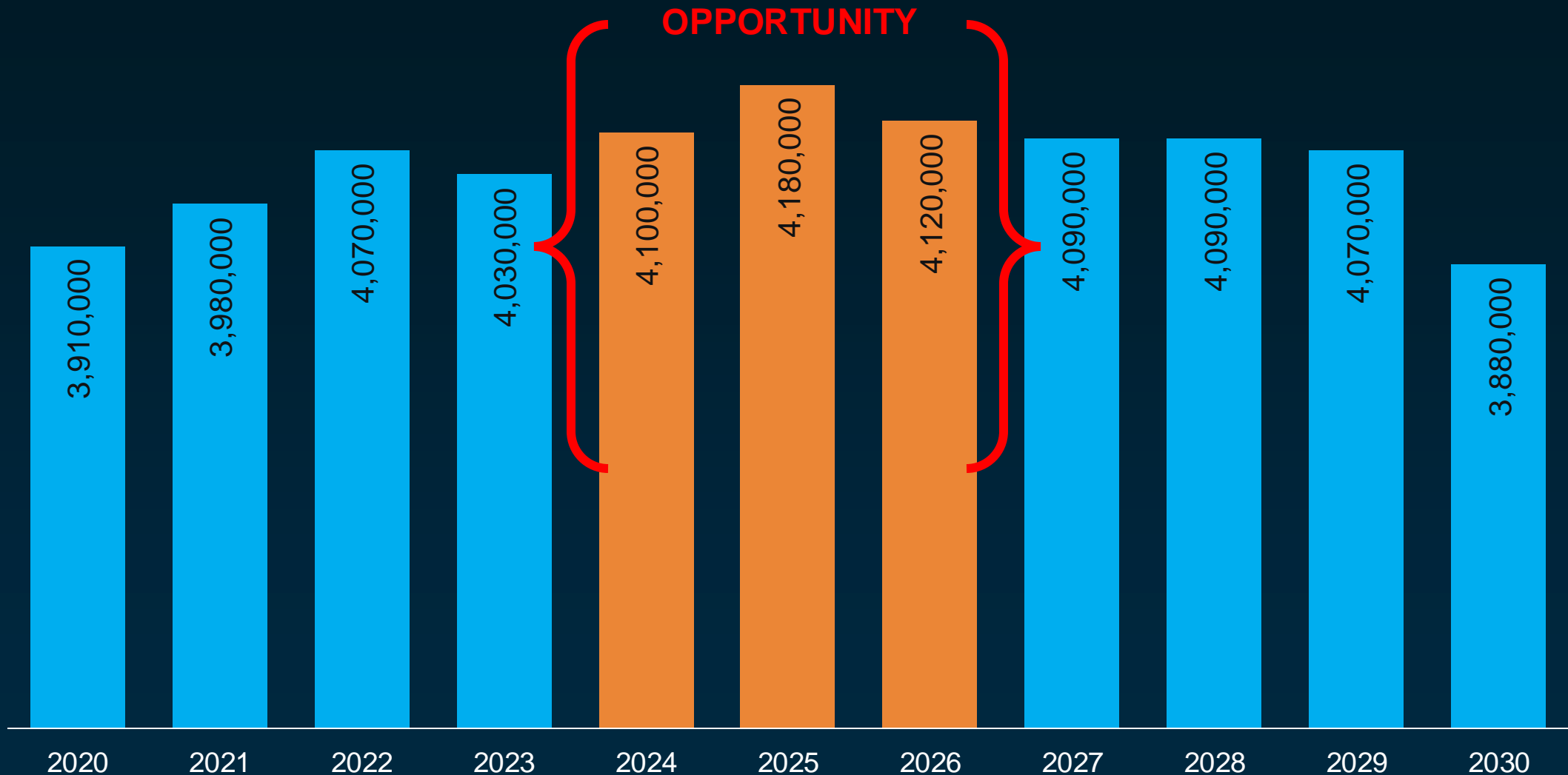


February 2025

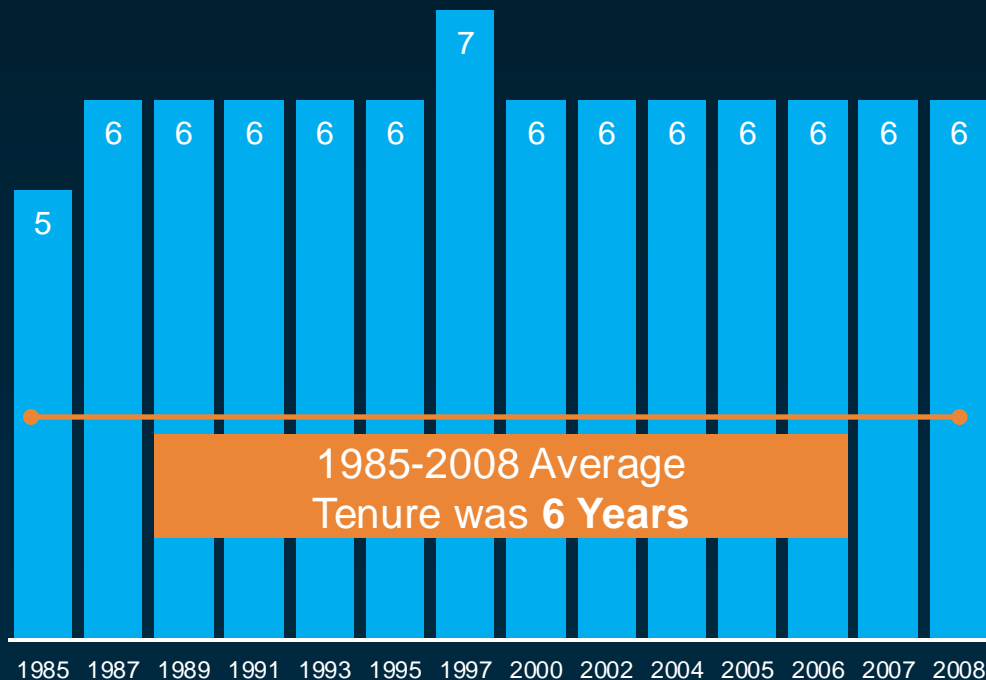
National Average:
\$412,000

Oklahoma Average:
\$294,995

People in the US Turning Age 65

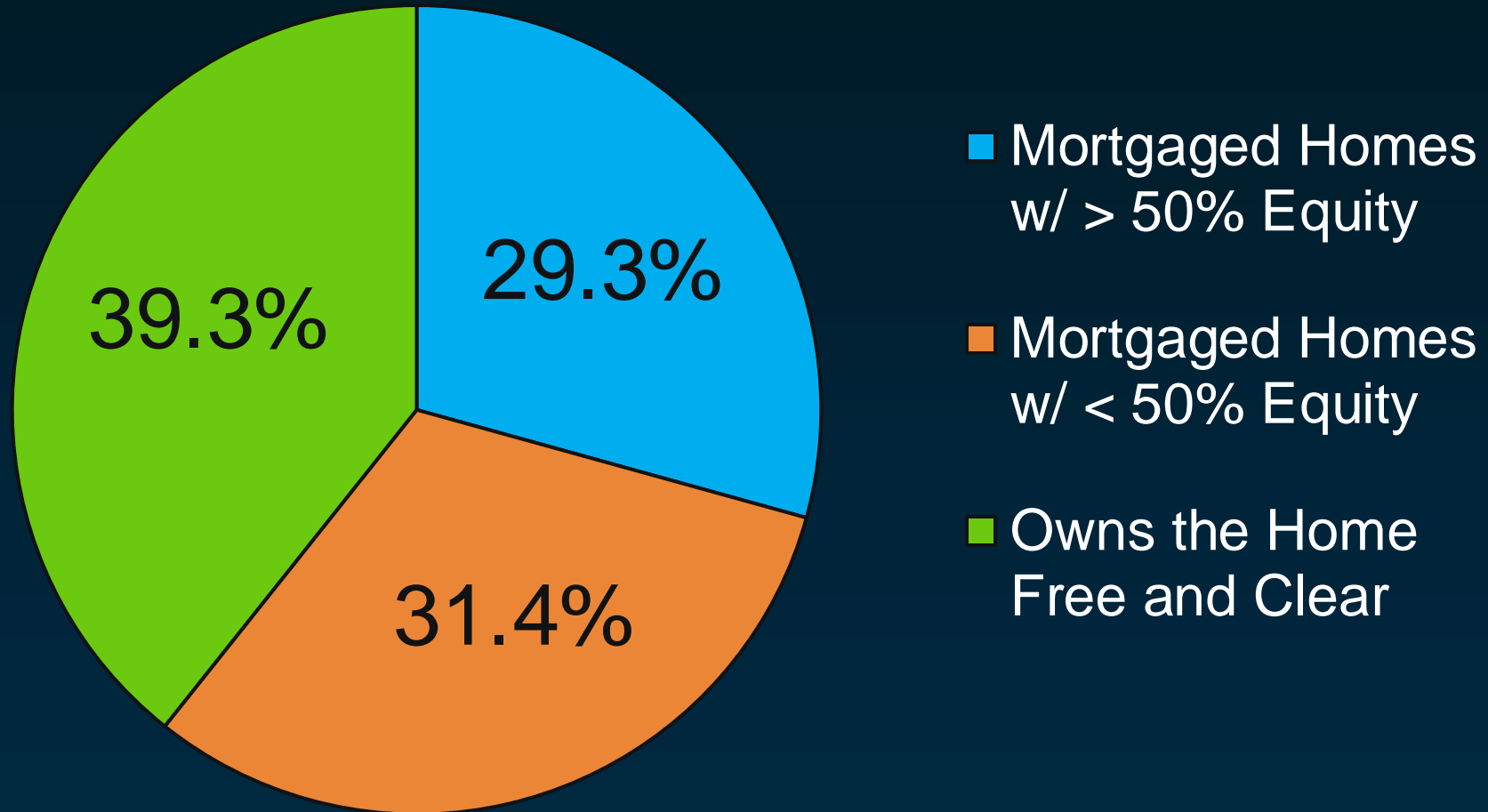


How Long Have People Lived in Their Homes?



Americans Sitting on Tremendous Equity

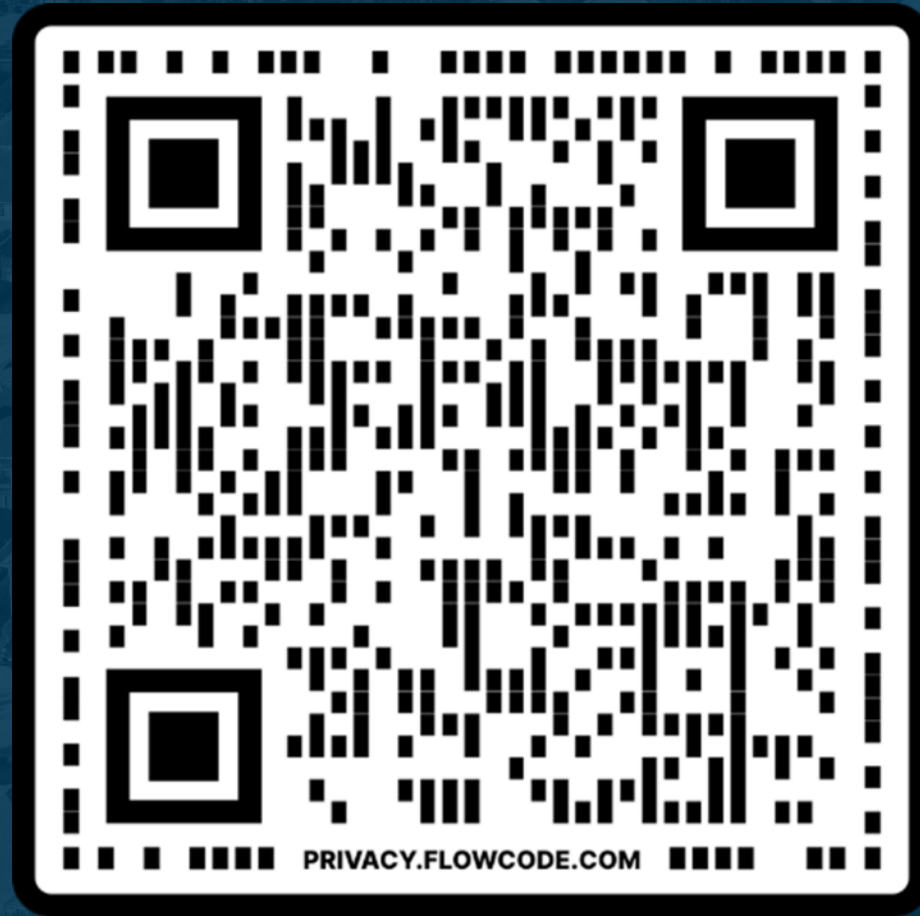
68.6% Have Paid off Their Mortgage or Have at Least 50% Equity as of Q3 2024



4



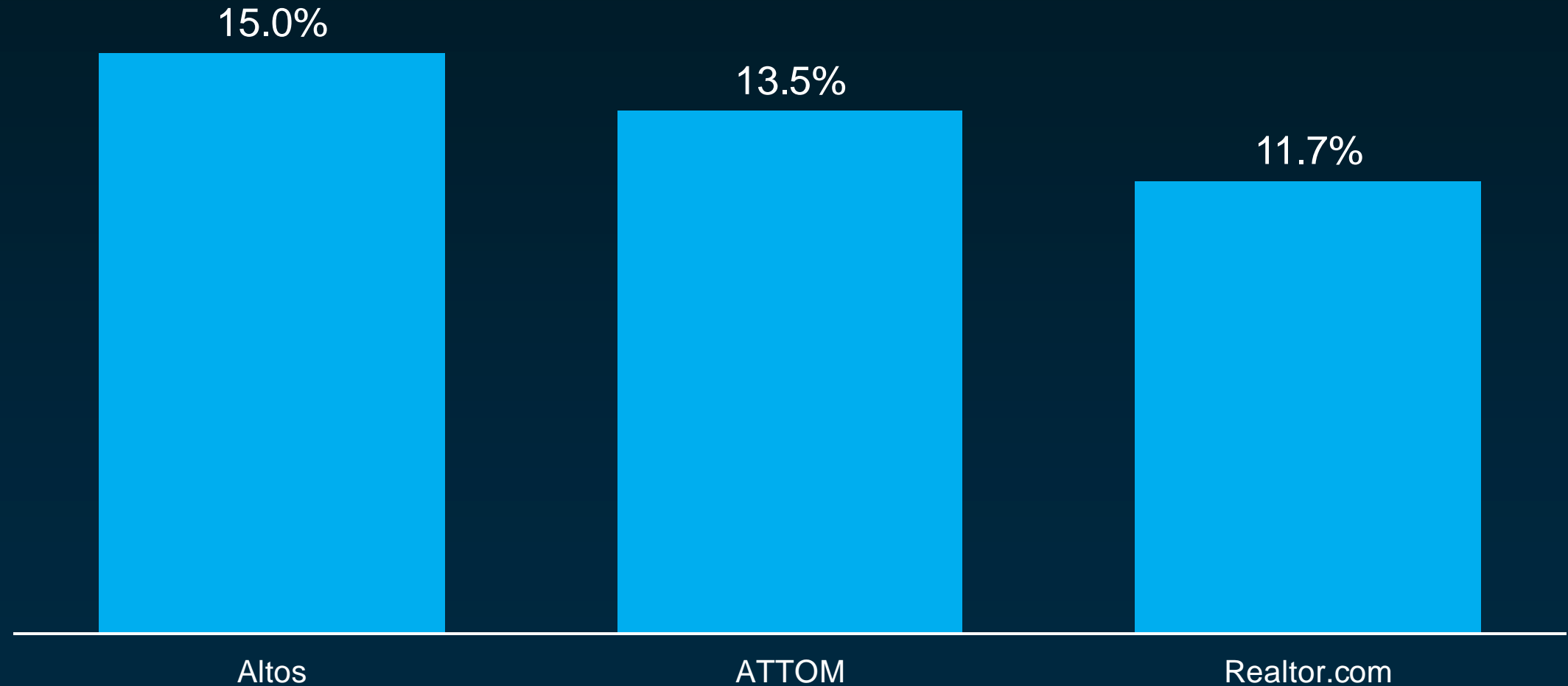
to expect in
5 housing



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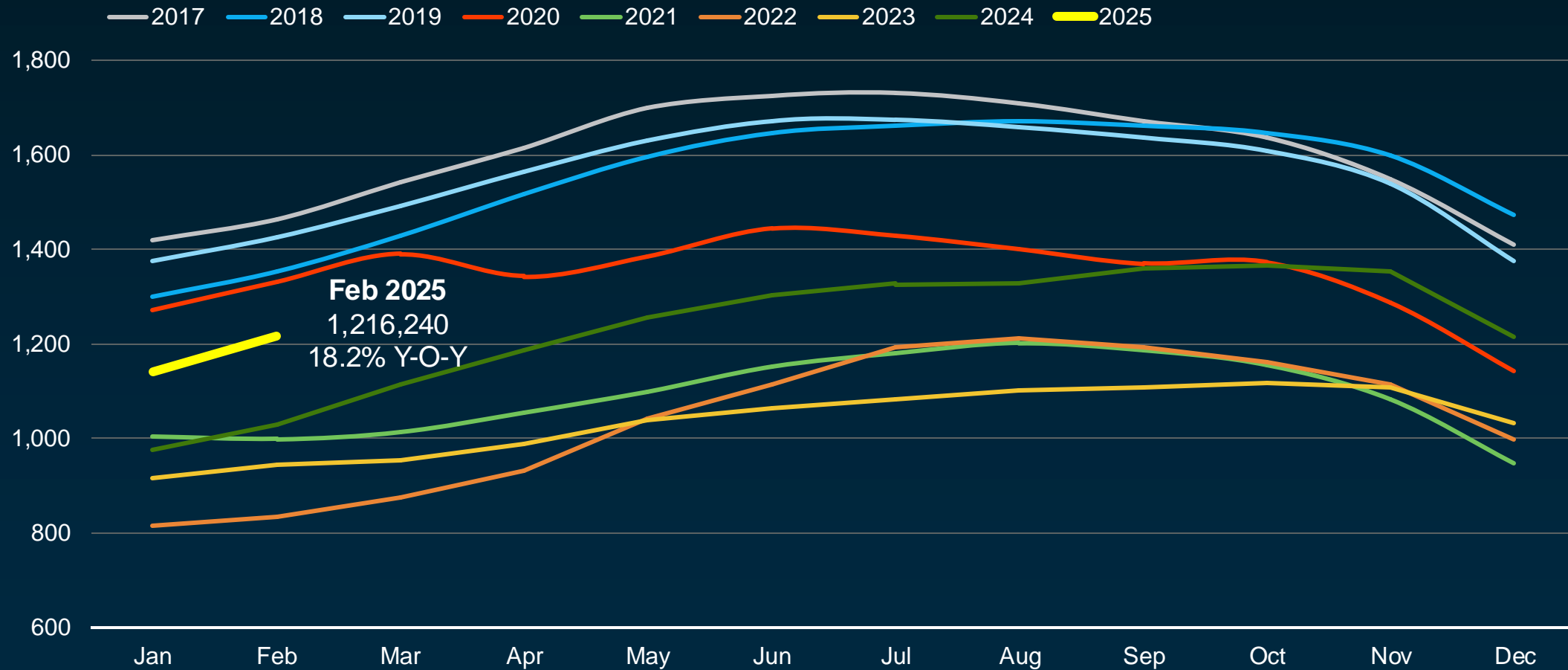
2025 Existing Home For-Sale Inventory Forecast

Year-Over-Year



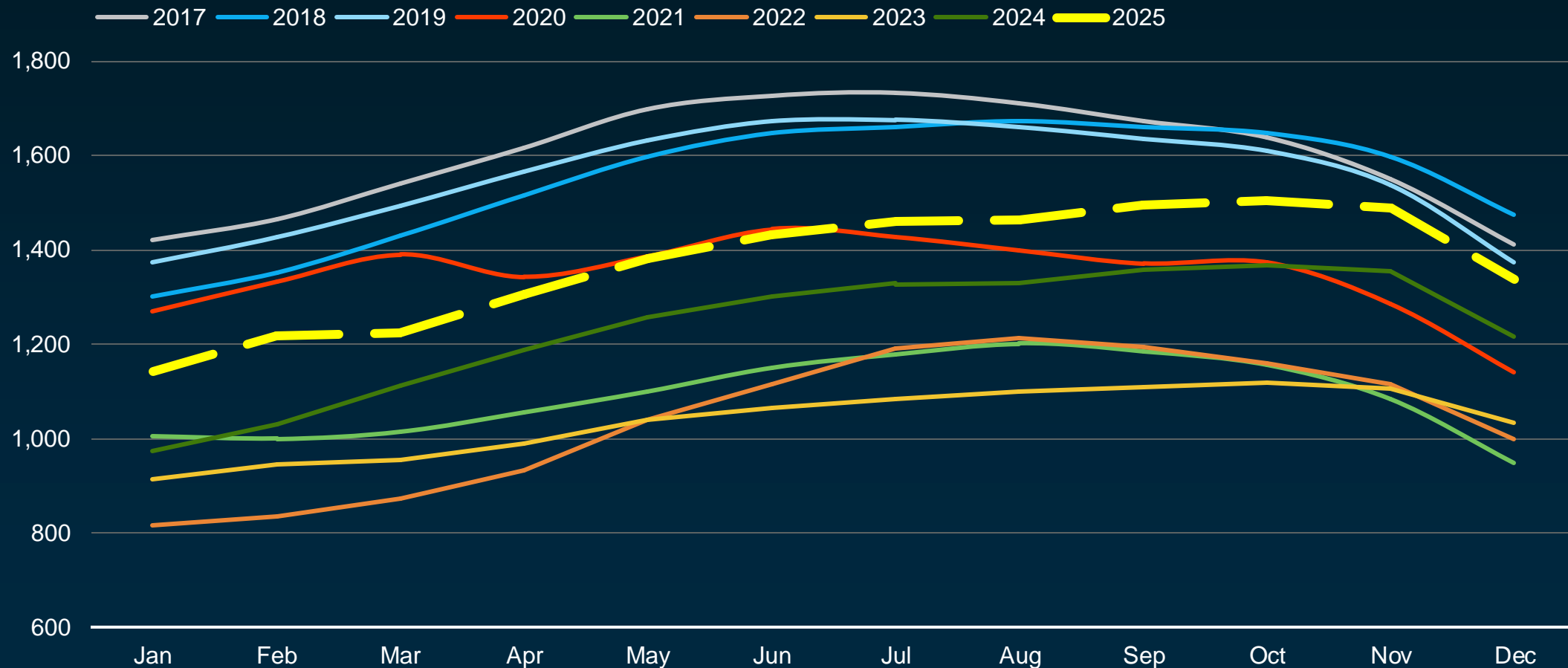
Total Listing Count Increased by 18.2% Compared with Last Year

Total Listing Counts



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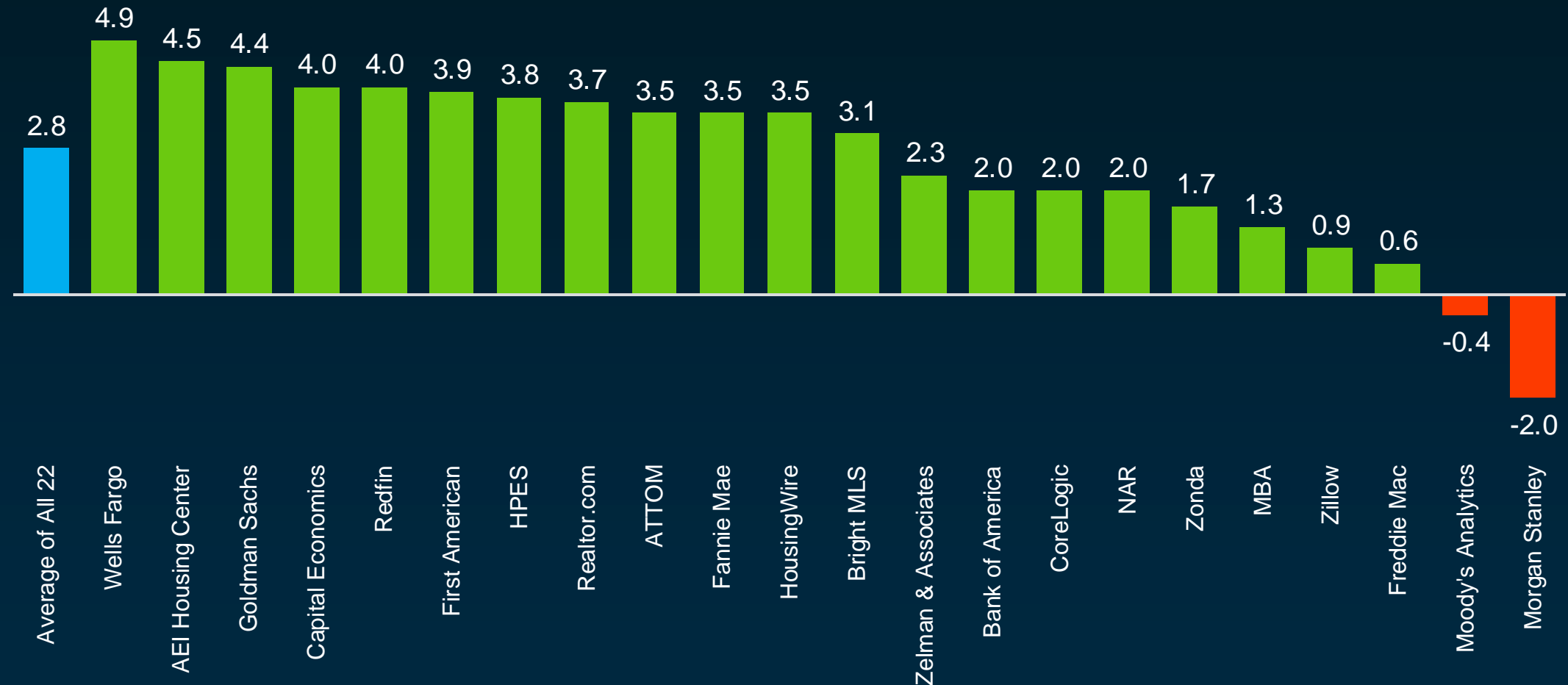


J.P. Morgan Research expects house prices to rise by 3% overall in 2025.

J.P. Morgan

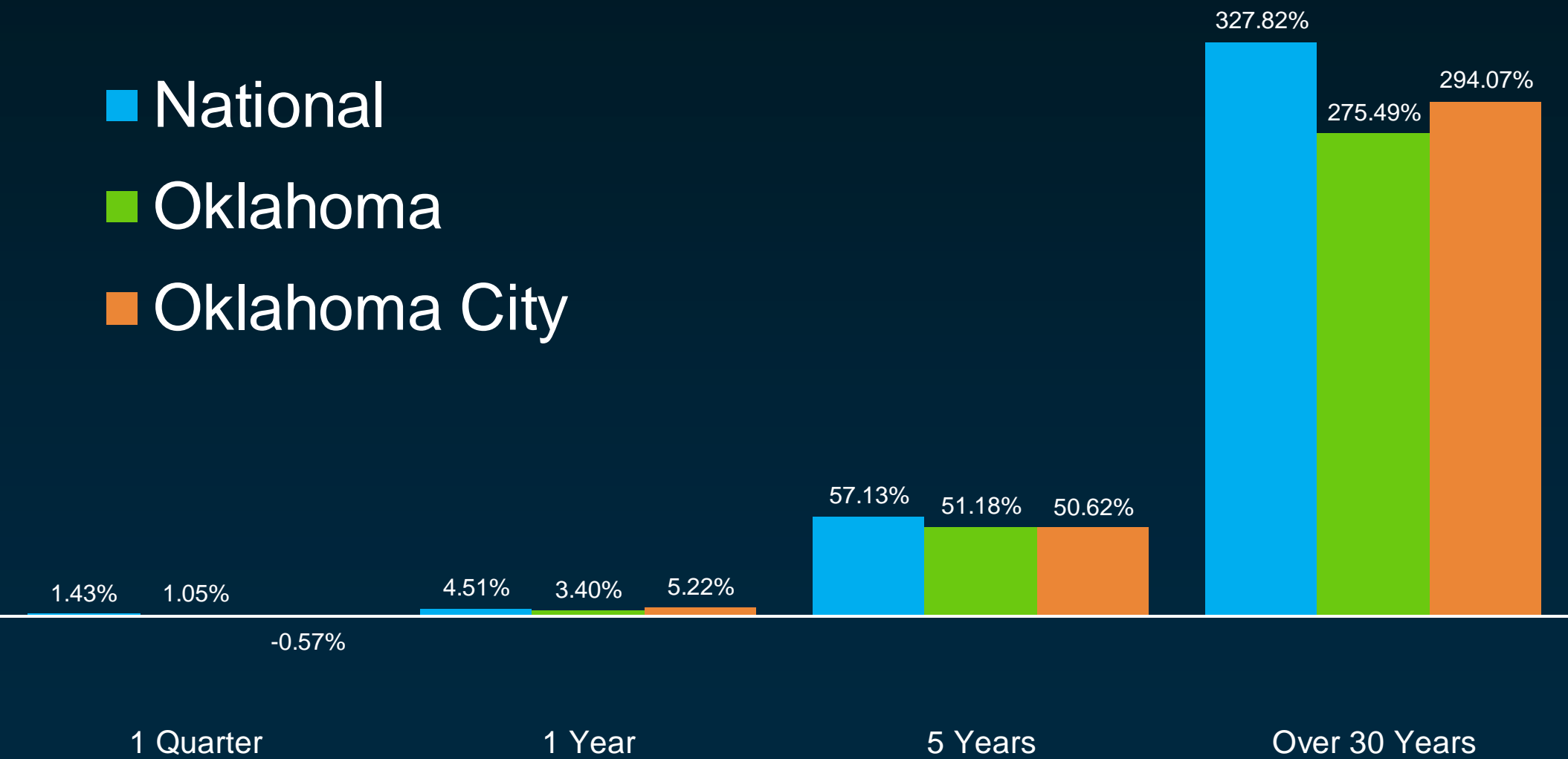
2025 Home Price Forecasts

Percent Appreciation as of 2/20/2025



House Prices

Quarter 4, 2024





2024 brought us both good and bad news for the national real estate market.

Supply was up, but homes took a lot longer to sell than usual. So, what does 2025 have in store specifically for Oklahoma?

Economists expect home prices in the OKC metro to grow by more than 6% and home sales to grow by more than 8% in 2025.

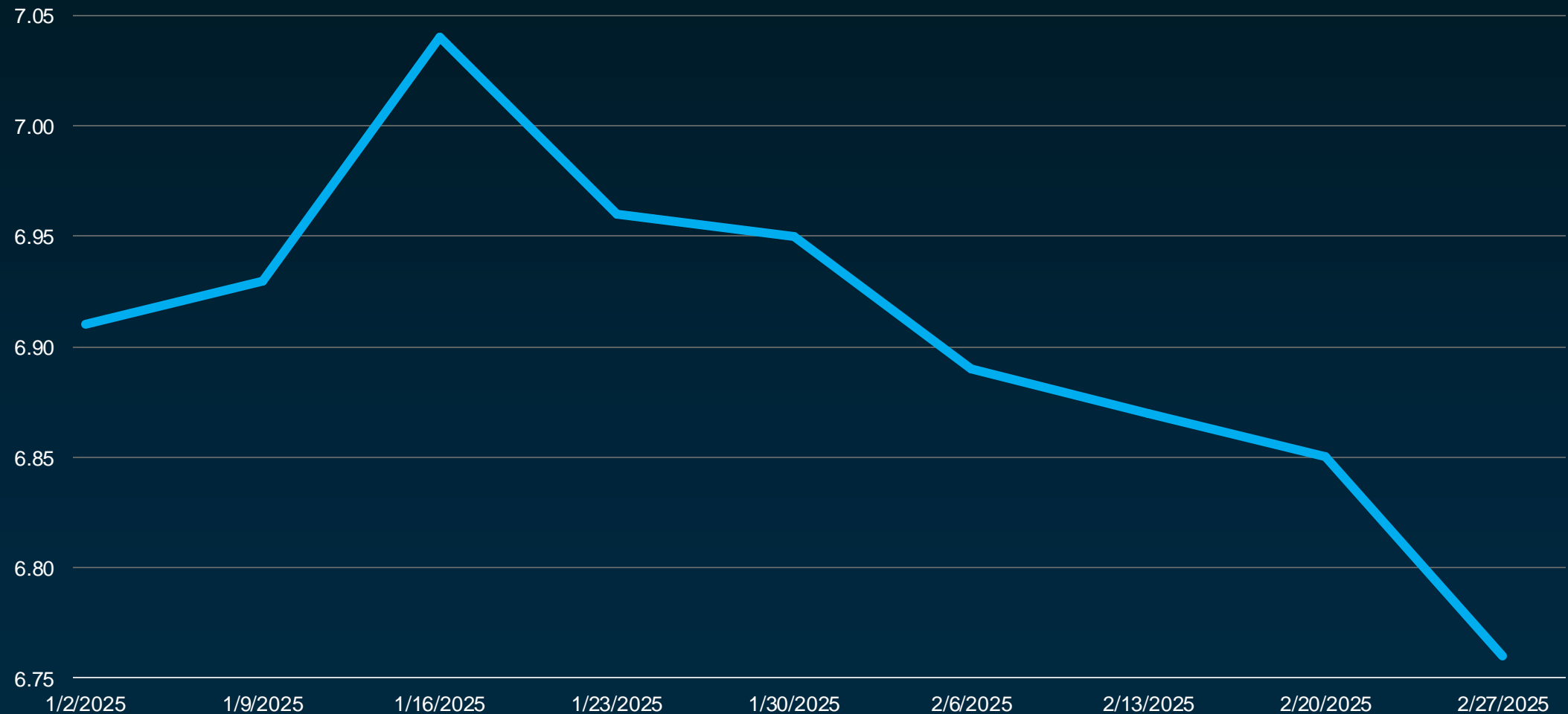
Mortgage Rate Projections

30-Year Fixed Rate, As of 2/19/2025

Quarter	Fannie Mae	MBA	Wells Fargo	Average of All Three
2025 Q2	6.60%	6.90%	6.90%	6.80%
2025 Q3	6.50%	6.70%	6.65%	6.62%
2025 Q4	6.50%	6.50%	6.50%	6.50%

30-Year Fixed Mortgage Rate

2025



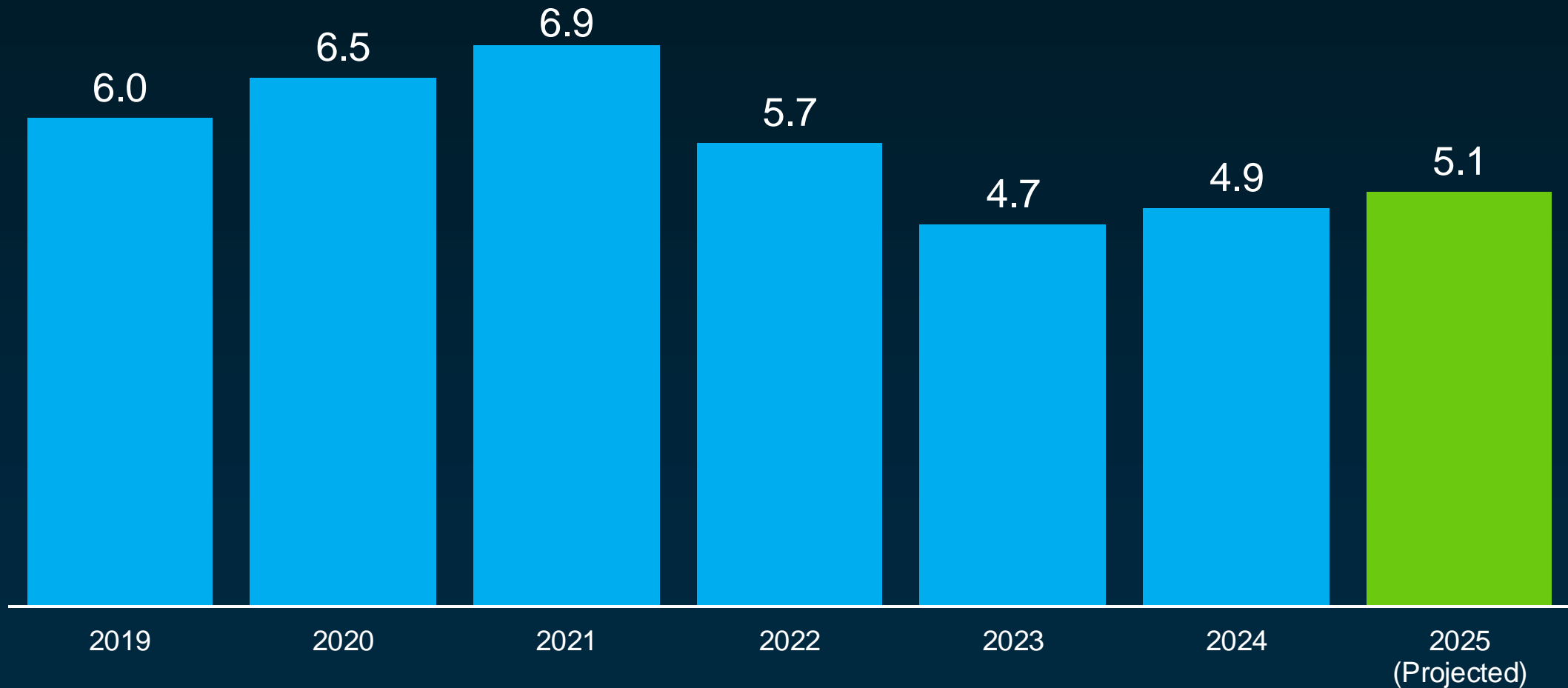


Home buyers will have more success . . . **The worst of the affordability challenges are over** as more inventory, stable mortgage rates and continued job and income growth pave the way for more Americans to achieve homeownership.

Lawrence Yun
Chief Economist, NAR

Total Home Sales Forecast To Rise

In Millions, 2019–2025



A photograph of a family—a man, a woman, and a young child—seen from behind as they walk across a green lawn towards a large, modern house. The house has a prominent gabled roof and large windows. The entire image is overlaid with a semi-transparent blue filter. Centered over the image is the text "THE OPPORTUNITY!" in a large, white, bold, sans-serif font.

THE OPPORTUNITY!

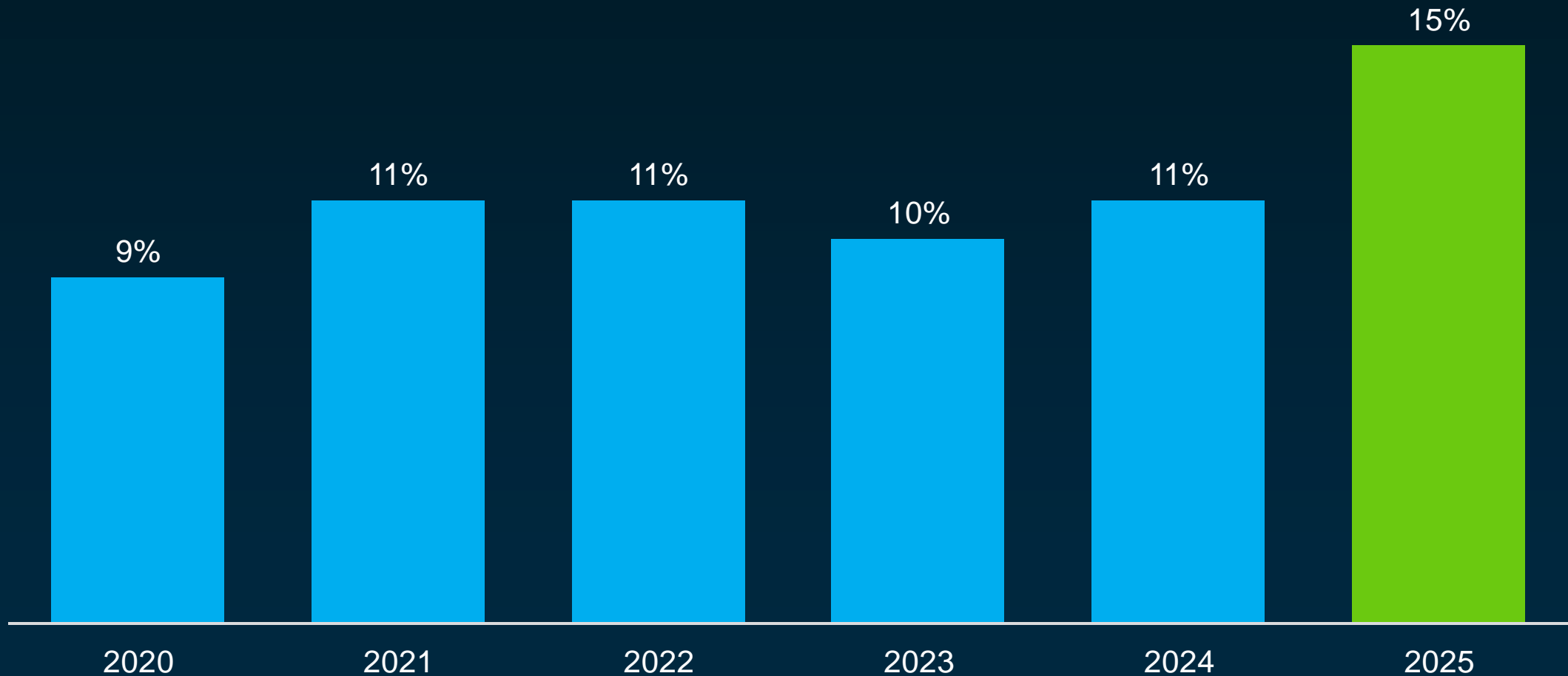


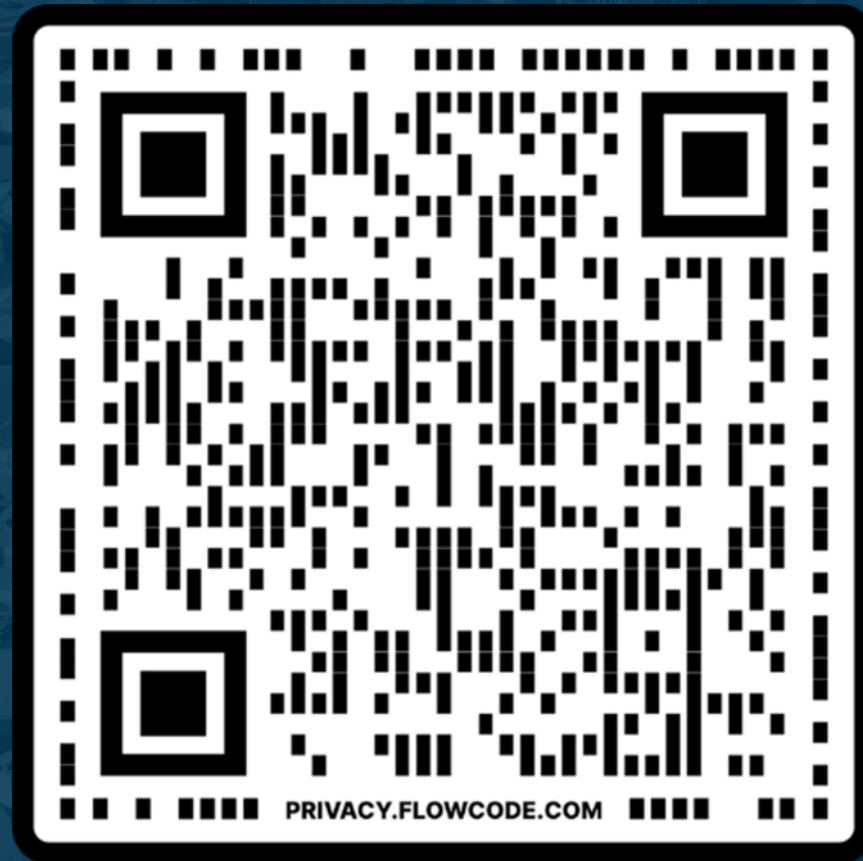
Three million fewer homes were sold from 2022 through 2024 compared to the three years before the pandemic.
That means millions of people are eager to own a home but haven't been able to accomplish their goal.

Holden Lewis
Mortgages Expert, NerdWallet

A Record Percent of Americans Are Planning To Buy a Home This Year

Share of People Hoping To Buy a Home in the Next 12 Months





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“

Your success
is determined by
what's inside YOU.

Steve Harney

Founder, Keeping Current Matters

