



Preston Report

Edmond Real Estate Market
August 2016

Prepared by

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www.Edmond4Sale.com

Realtor of the Year 1995 & 2002
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Edmond Real Estate

2016 Residential Homes

	Active	Pending	Sold
January	1473	553	241
February	1563	642	220
March	1698	667	354
April	1705	654	336
May	1754	685	390
June	1800	633	433
July	1788	628	431
August	1757	558	422
September			
October			
November			
December			
		Total	2827

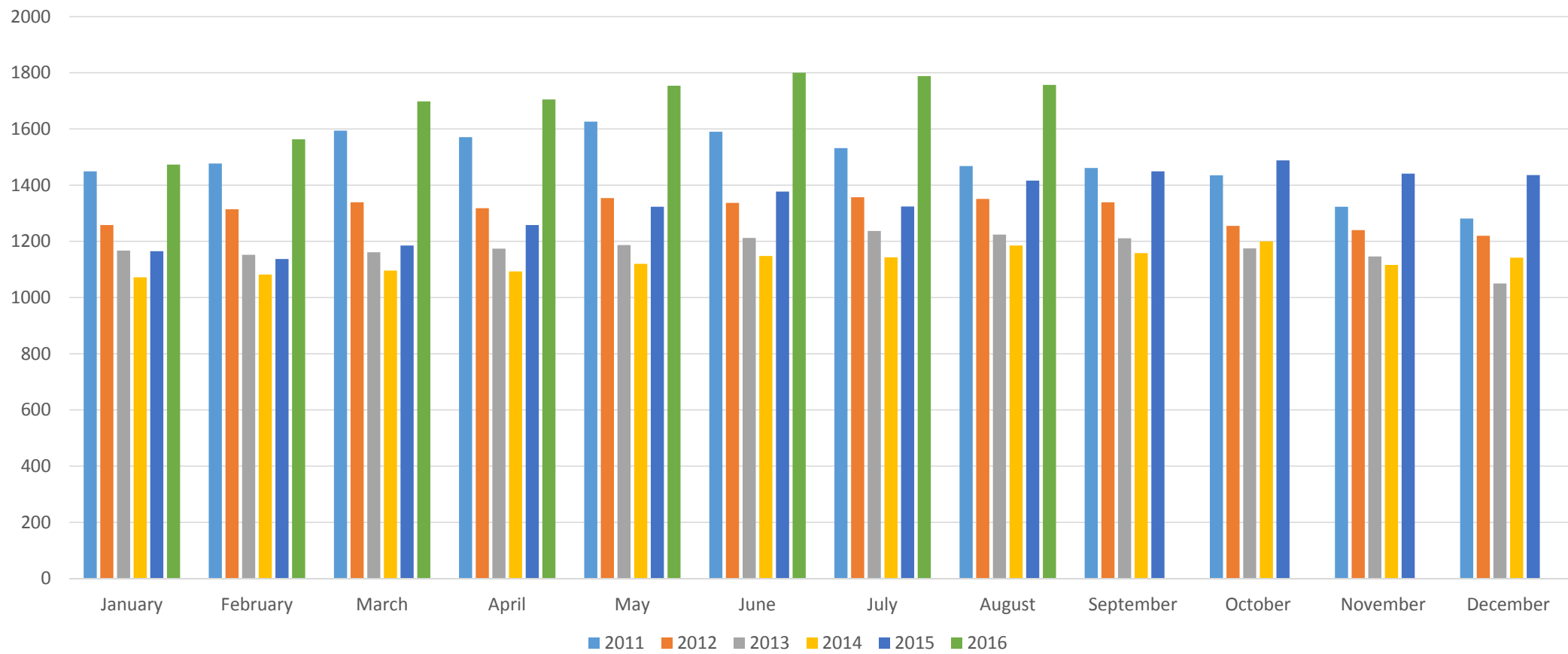
Preston Report

Based on information from MLSOK.com for the period (01/01/16) through (08/31/16) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

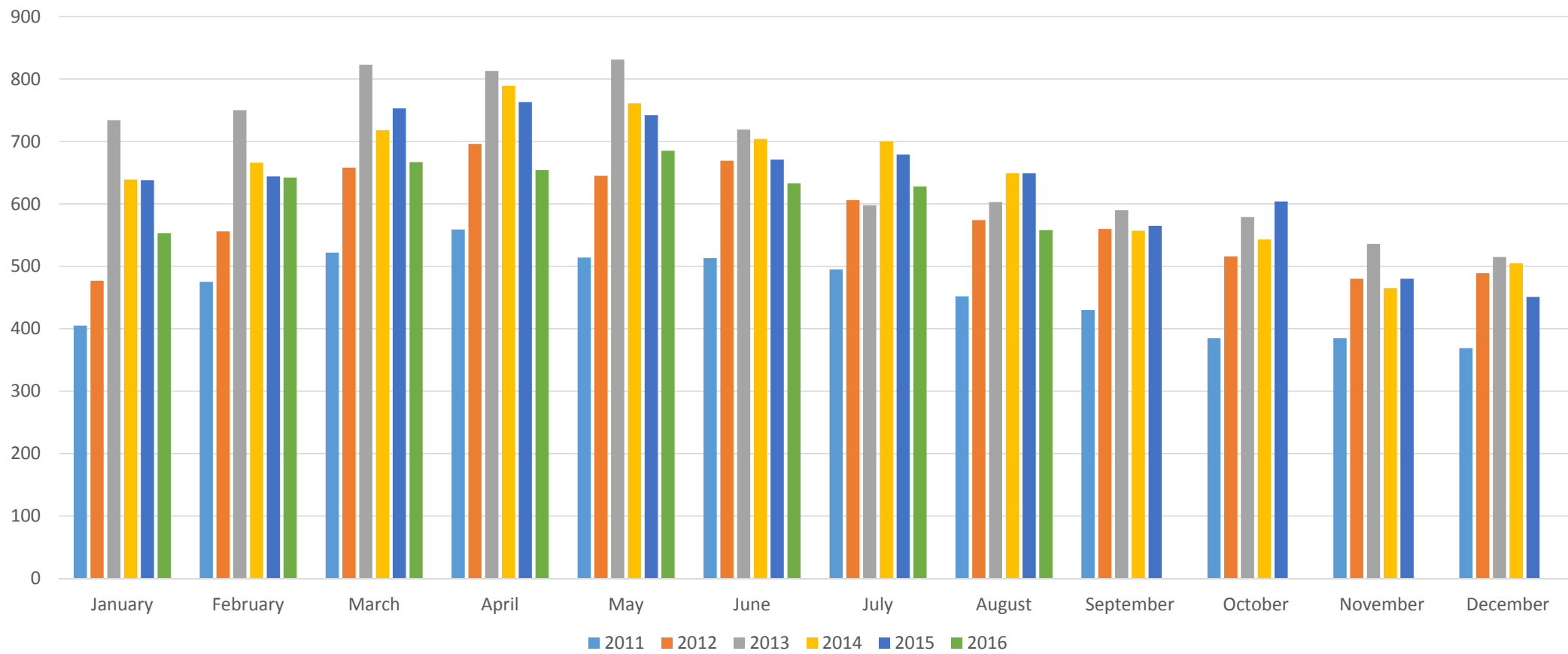
Average Sales Price

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$264,070	\$63,640,870	\$332,761	\$14,308,723
Feb.	\$282,336	\$62,113,920	\$293,156	\$18,761,984
March	\$262,117	\$92,789,418	\$301,284	\$31,333,536
April	\$250,611	\$84,205,296	\$302,231	\$23,271,787
May	\$261,807	\$102,104,730	\$310,275	\$24,201,450
June	\$273,682	\$118,504,306	\$308,127	\$25,574,541
July	\$285,656	\$123,117,736	\$338,616	\$30,814,056
August	\$277,522	\$117,114,284	\$335,414	\$26,833,120
Sept.				
Oct.				
Nov.				
Dec.				
Total	\$270,106	\$763,590,560	\$314,676	\$195,099,120

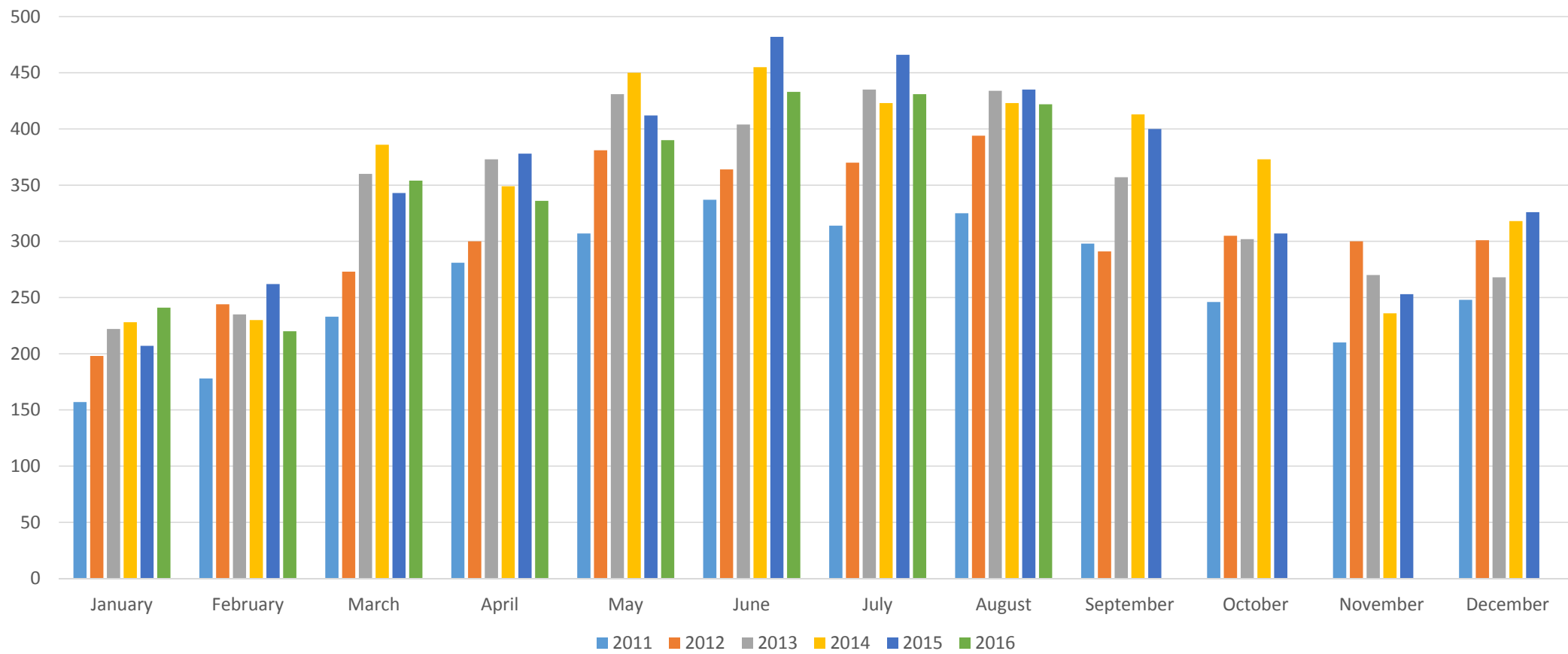
Active Listings



Under Contract



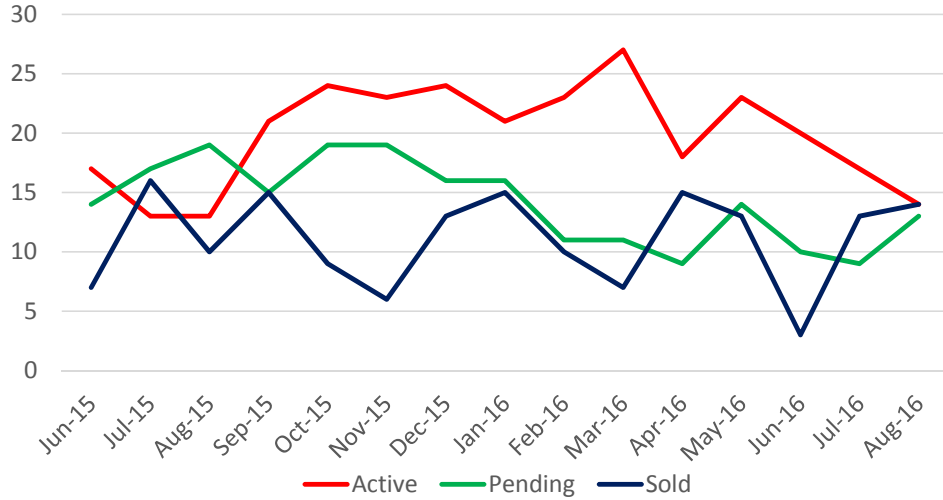
Sold



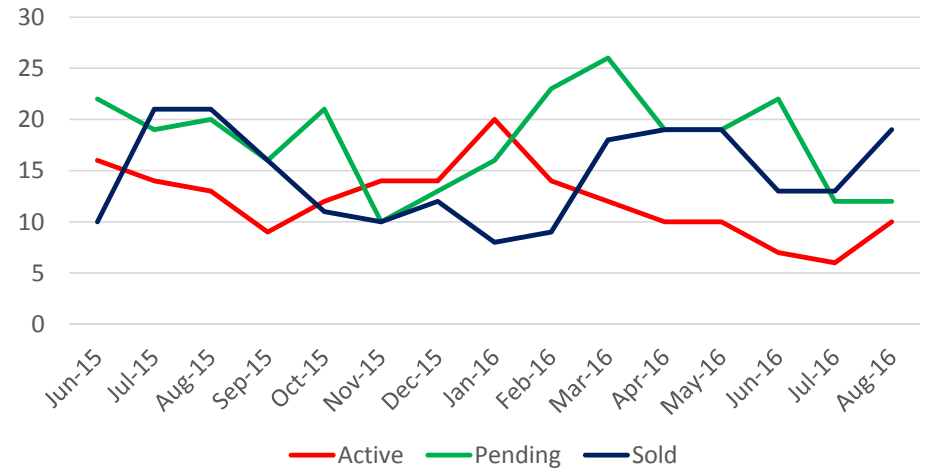
Current Inventory vs. Homes Sold Edmond – August 2016

	Active	Pending	Sold YTD
<\$100,000	14	13	90
\$100-125k	10	12	118
\$125-150k	50	44	252
\$150-175k	86	64	314
\$175-200k	118	70	370
\$200-225k	123	64	244
\$225-250k	148	47	262
\$250-275k	136	43	193
\$275-300k	154	39	172
\$300-350k	194	44	247
\$350-400k	160	41	173
\$400-450K	121	25	121
\$450-500k	98	10	77
\$500-700k	183	26	134
\$700-1 mil	95	10	41
>\$1 million	67	6	19
<hr/> Total	1757	558	2827

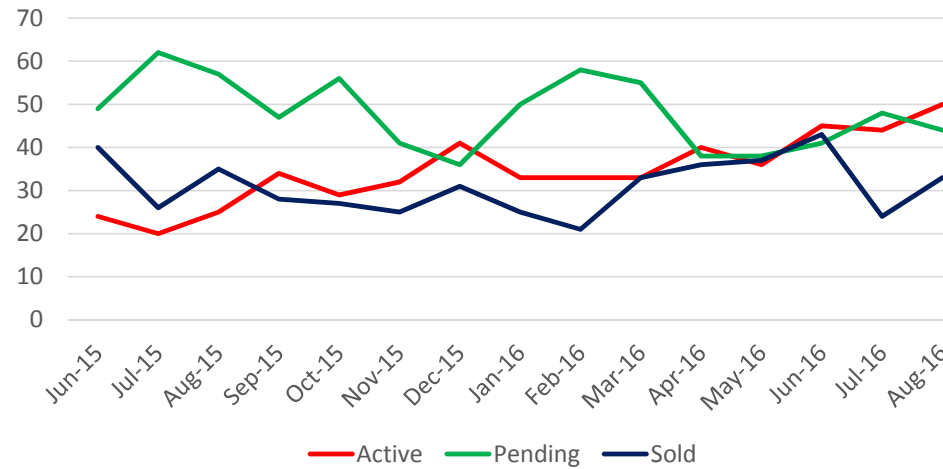
Under \$100,000



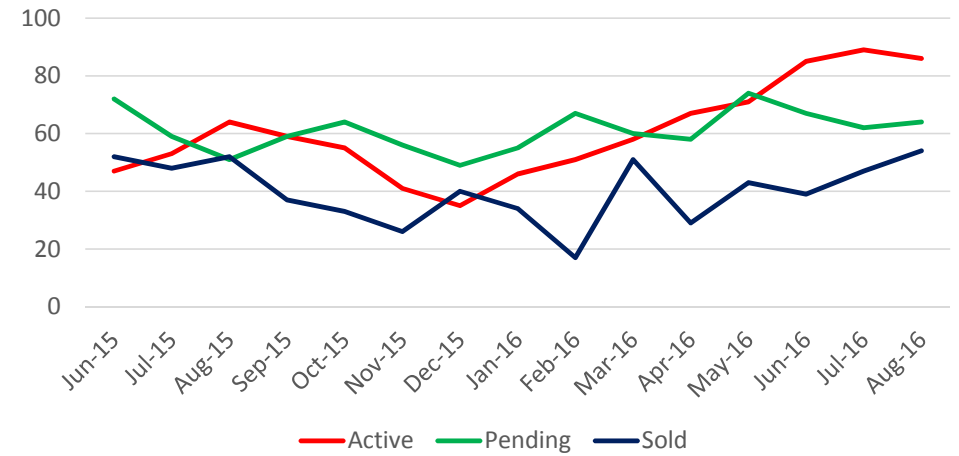
\$100,000-\$125,000



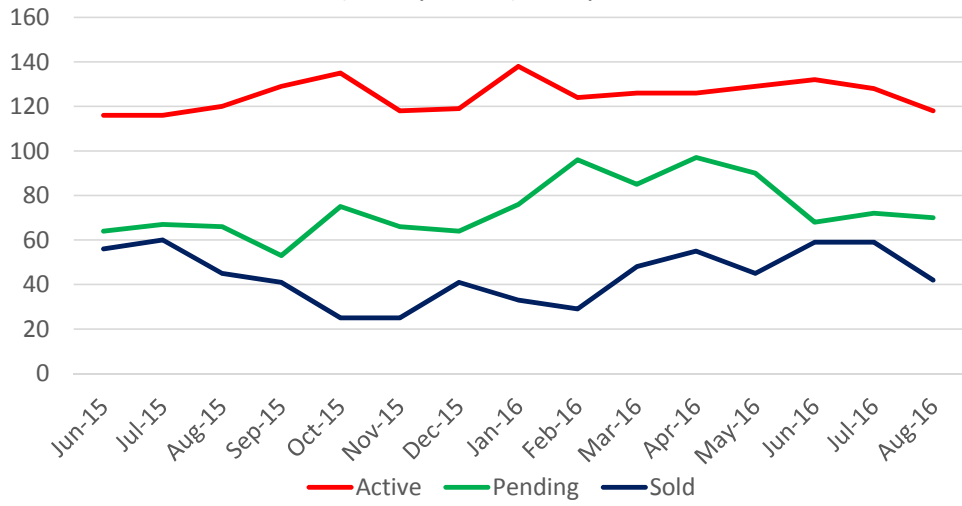
\$125,000-\$150,000



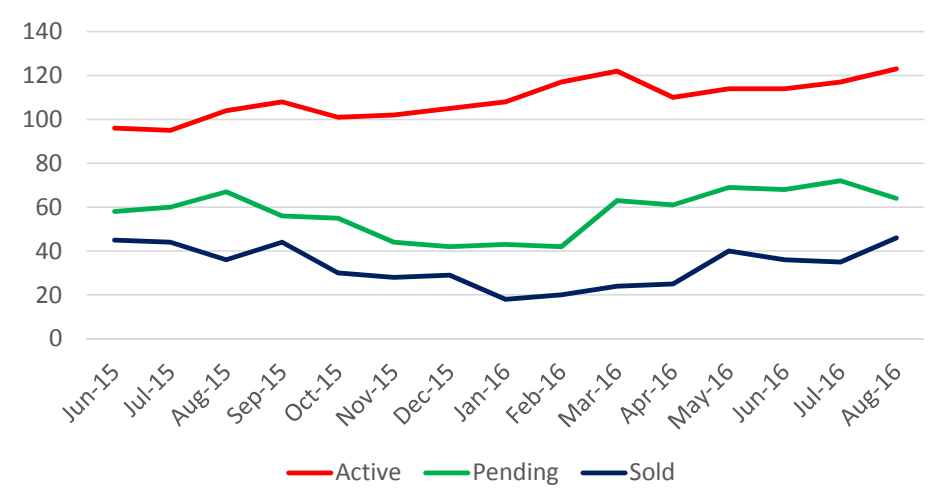
\$150,000-\$175,000



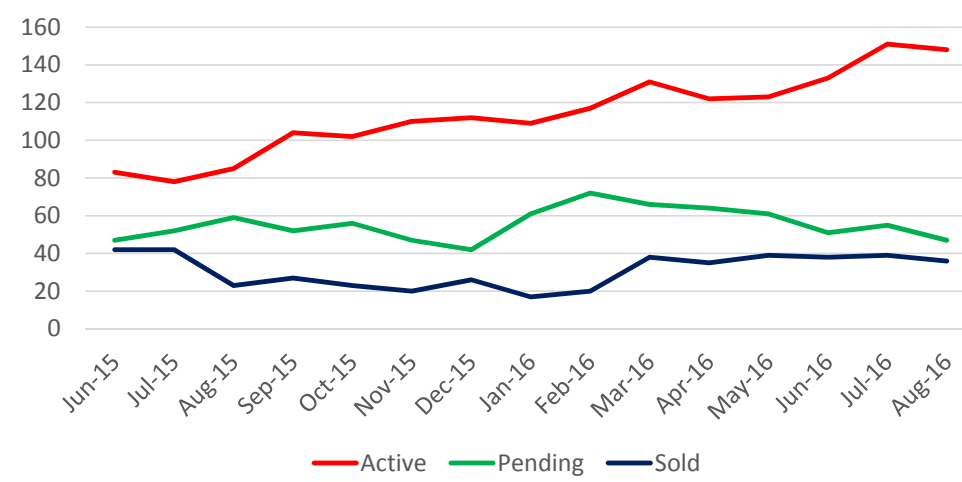
\$175,000-\$200,000



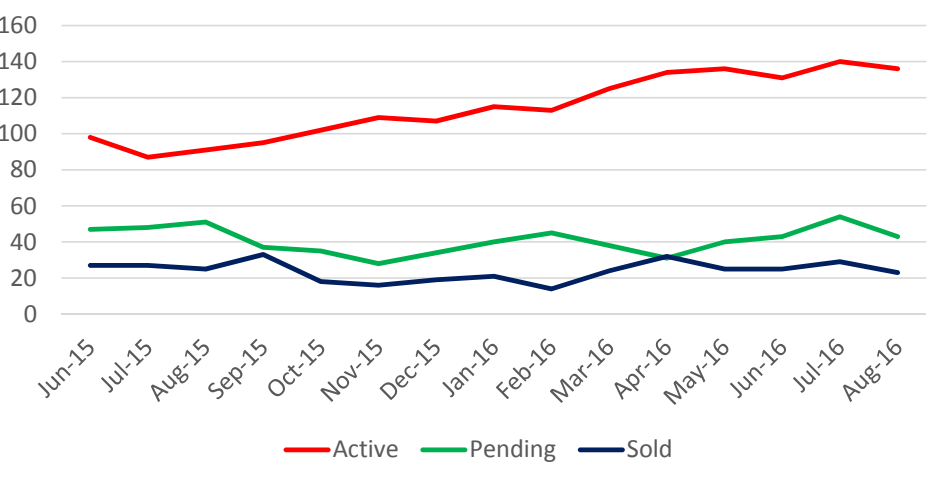
\$200,000-\$225,000



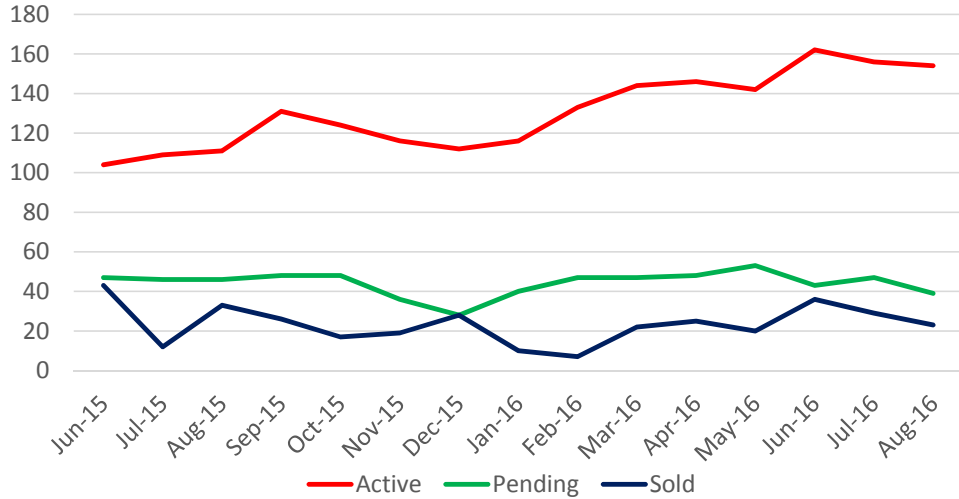
\$225,000-\$250,000



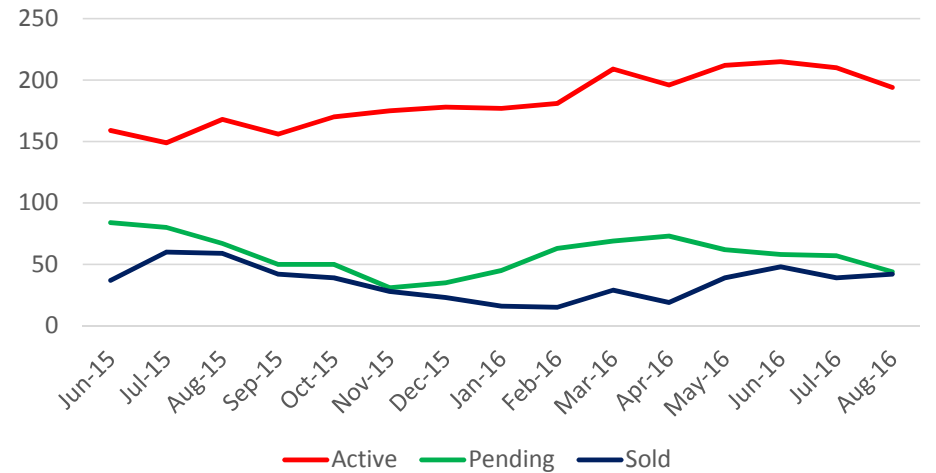
\$250,000-\$275,000



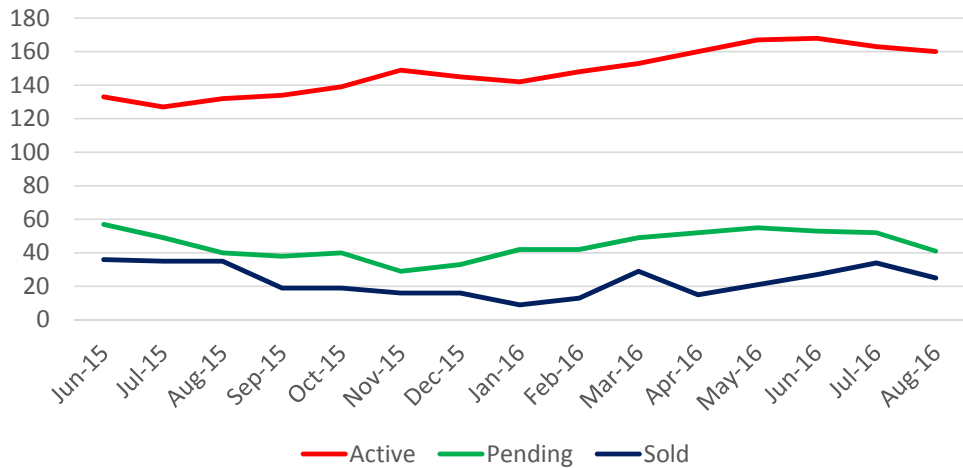
\$275,000-\$300,000



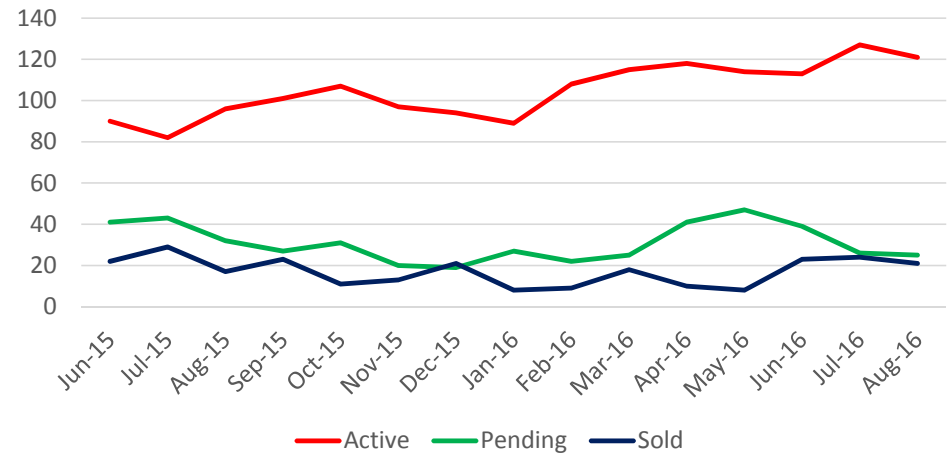
\$300,000-\$350,000



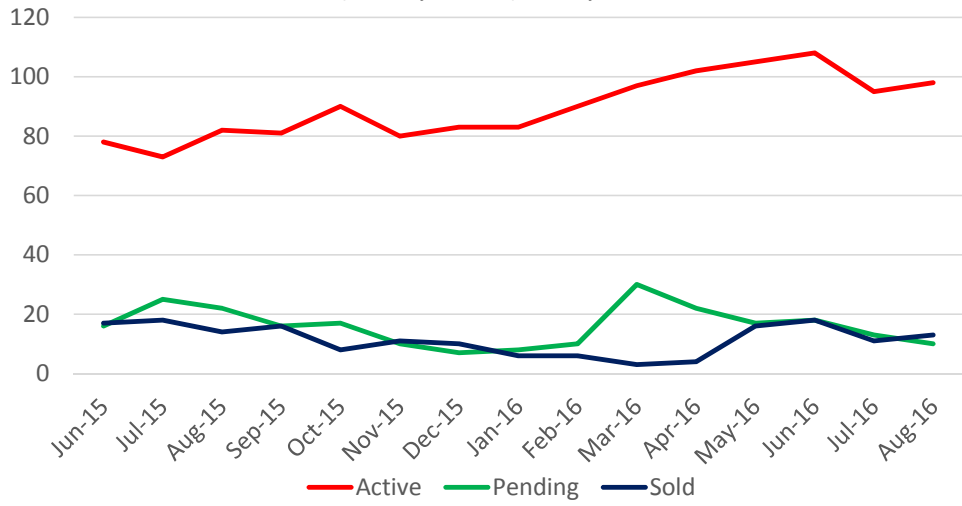
\$350,000-\$400,000



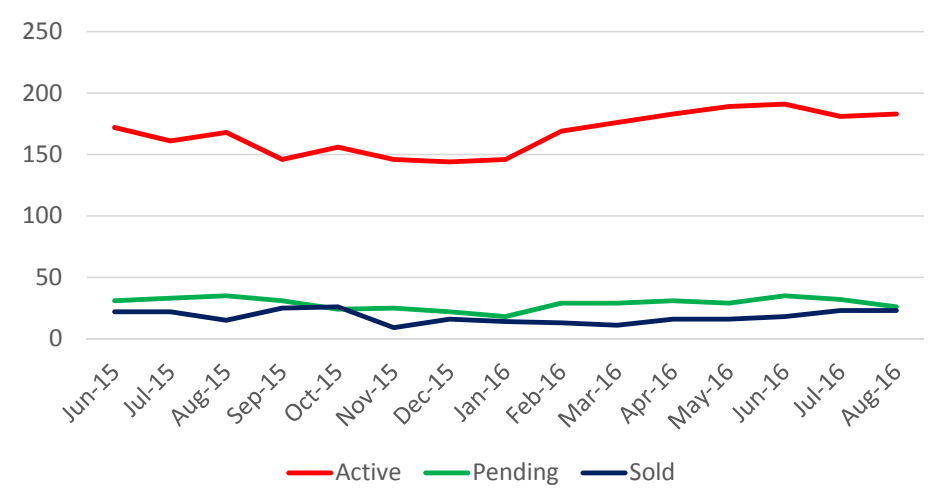
\$400,000-\$450,000



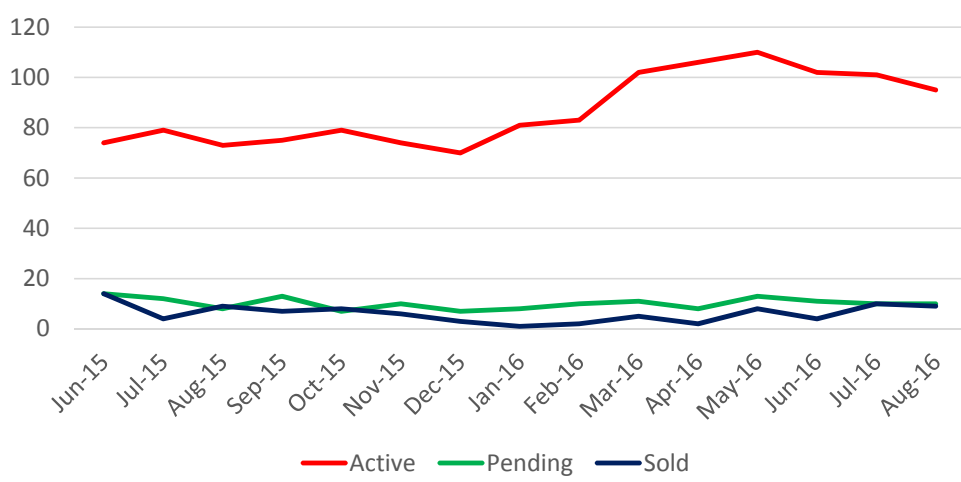
\$450,000-\$500,000



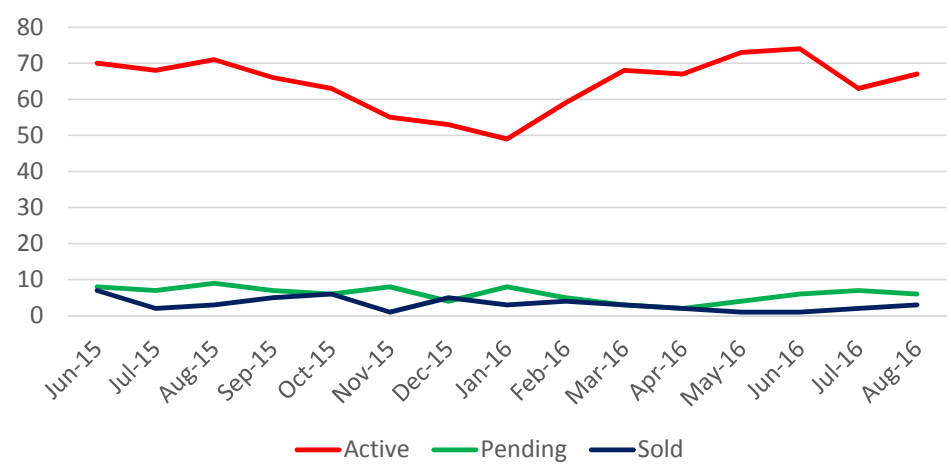
\$500,000-\$700,000



\$700,000-\$1,000,000

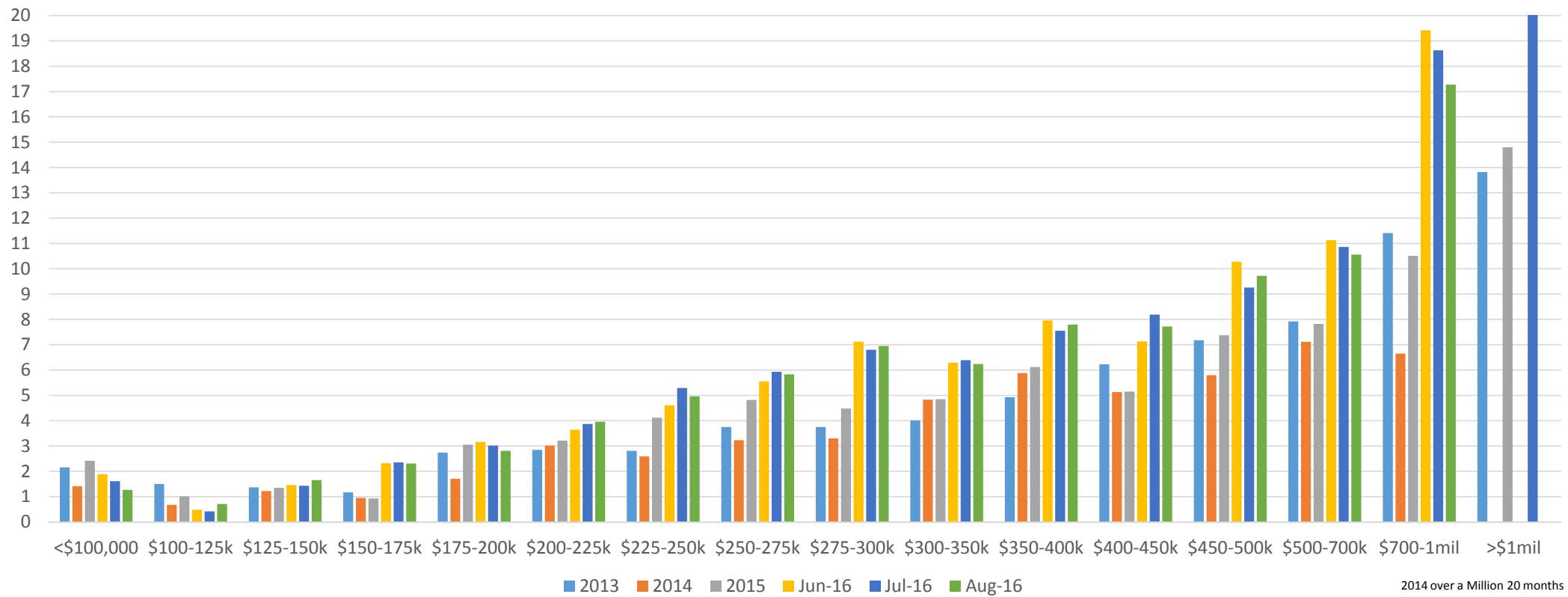


Over \$1,000,000



Absorption Rates

In Months

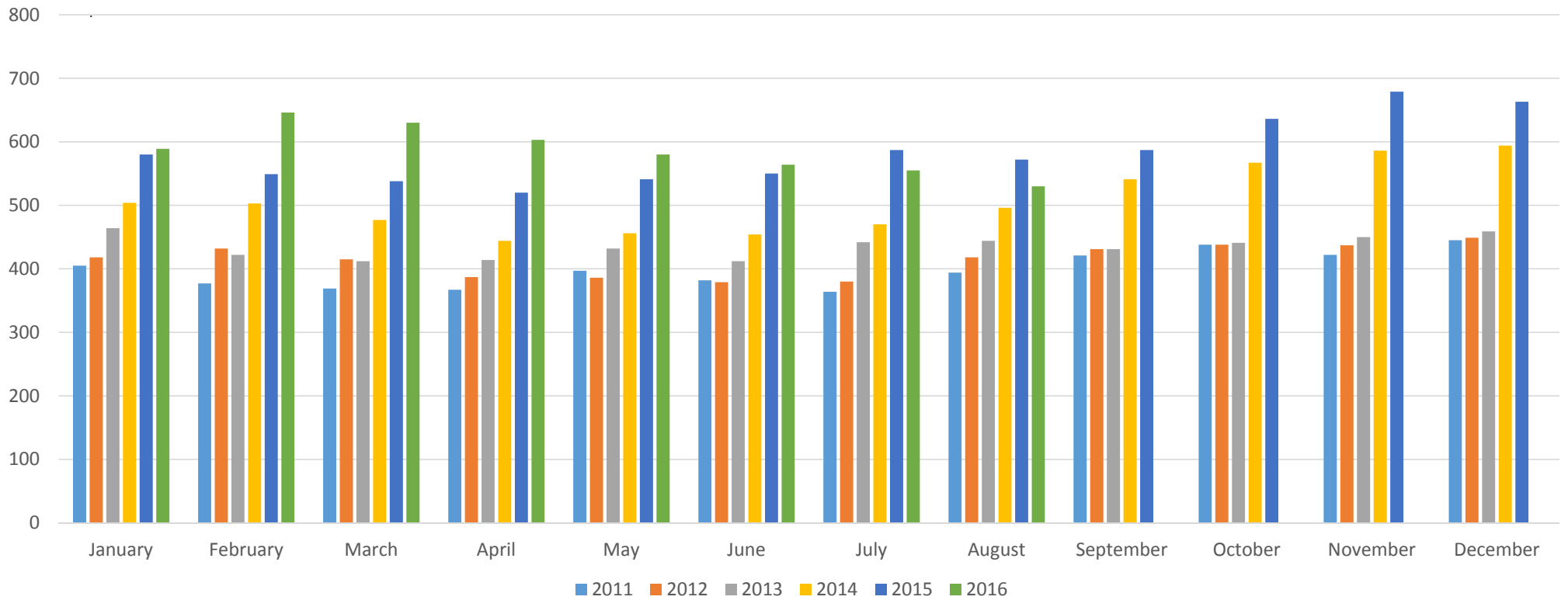


2014 over a Million 20 months

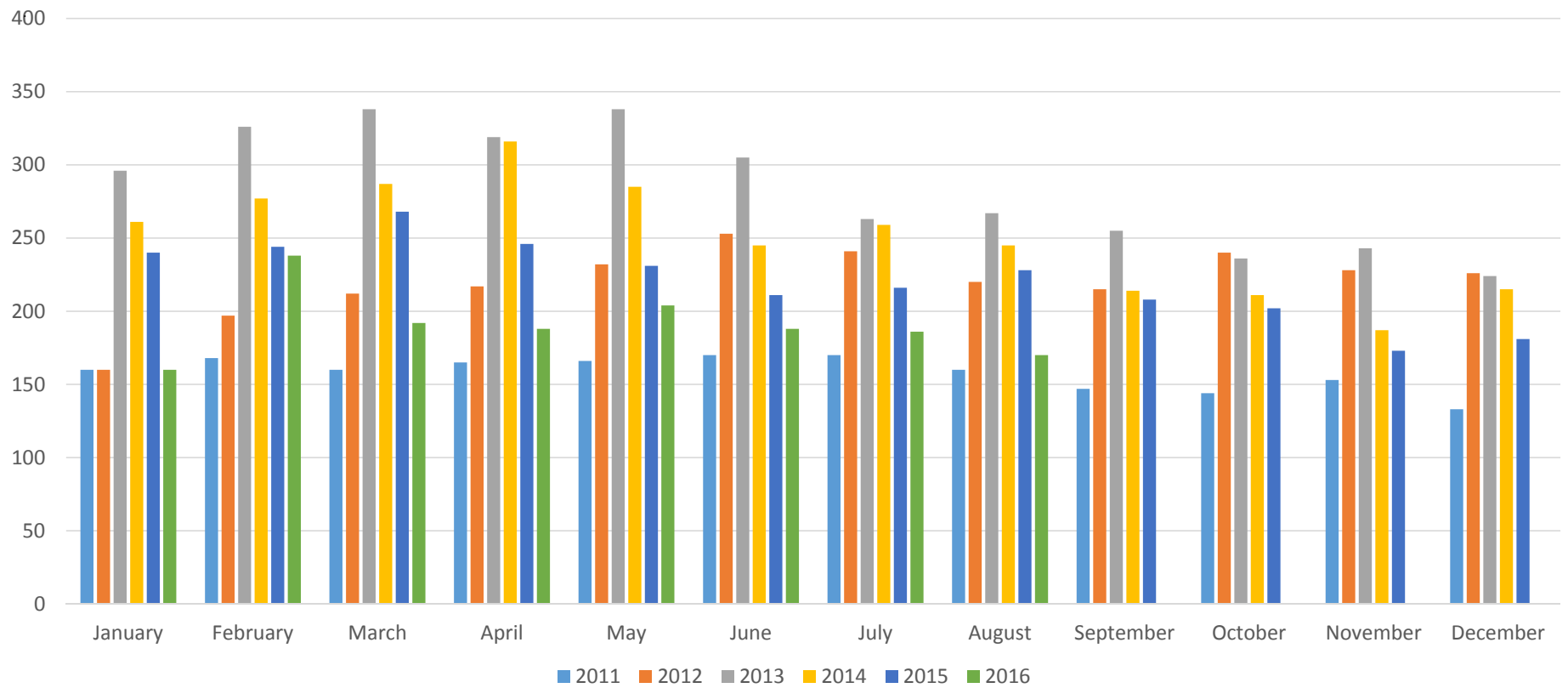
Current New Home Inventory
vs.
New Home Sales
August 2016

	Active Listings	Under Contract	Sold-YTD
<\$200,000	32	23	121
\$200-250	79	43	135
\$250-300	126	40	102
\$300-350	68	22	78
\$350-400	74	19	53
\$400-450	39	12	48
\$450-500	33	3	29
\$500-700	51	6	44
\$700-1 Mil	22	2	8
> 1 Mil	6	0	2
<hr/>			
Total	530	170	620

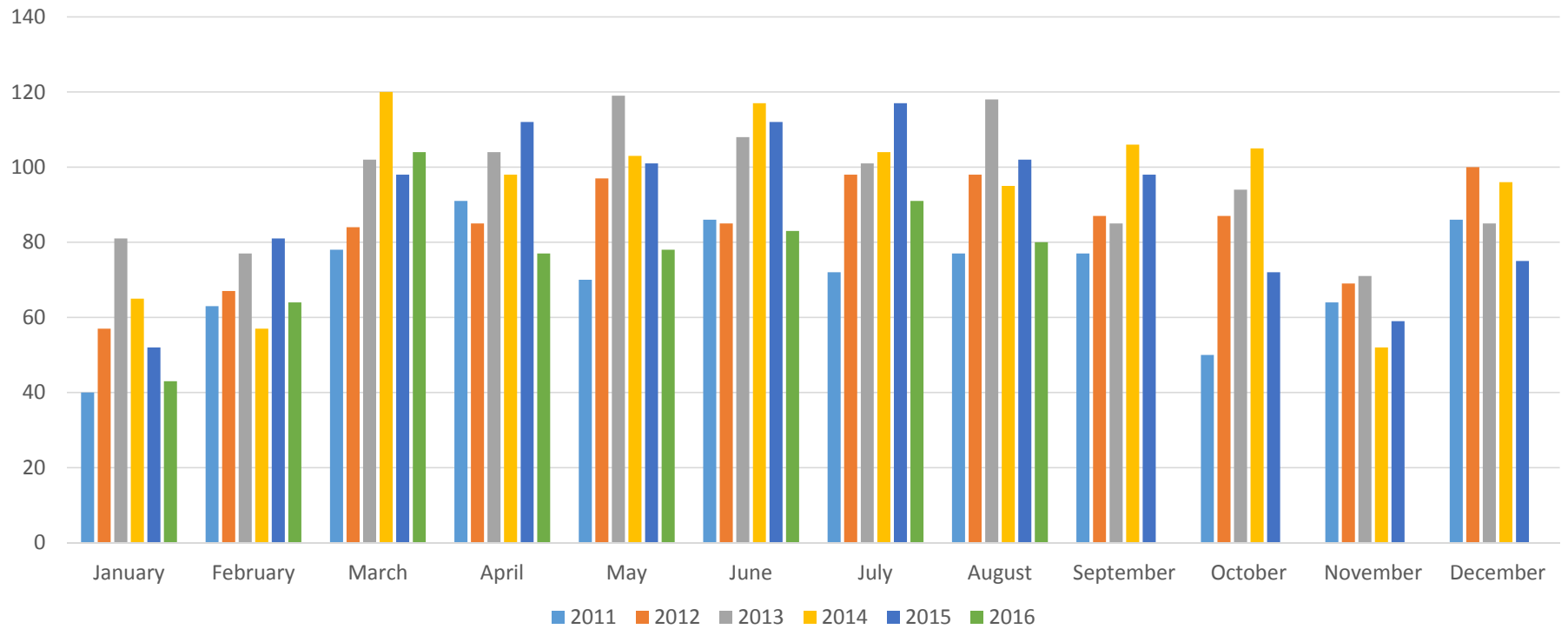
New Homes Active



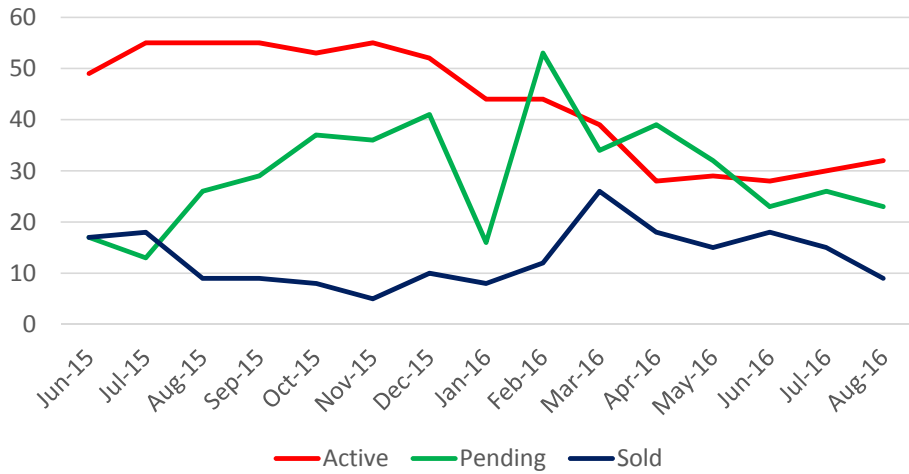
New Homes Under Contract



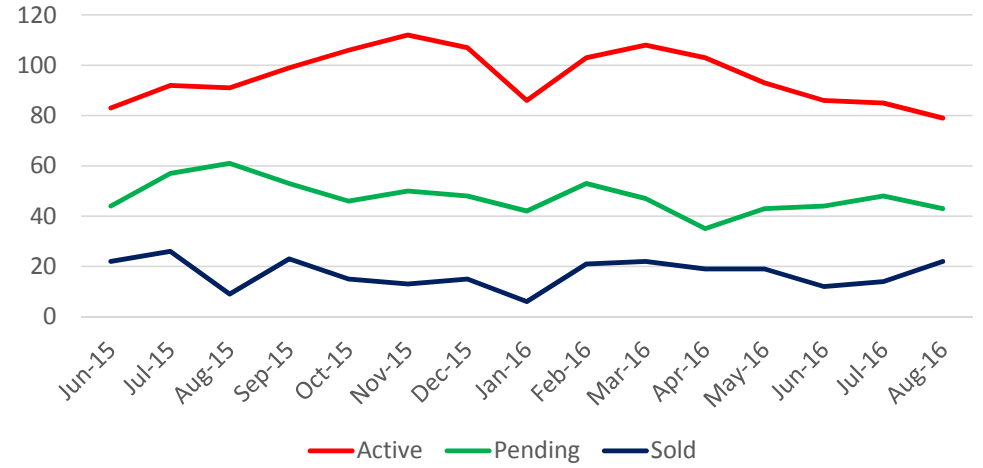
New Homes Sold



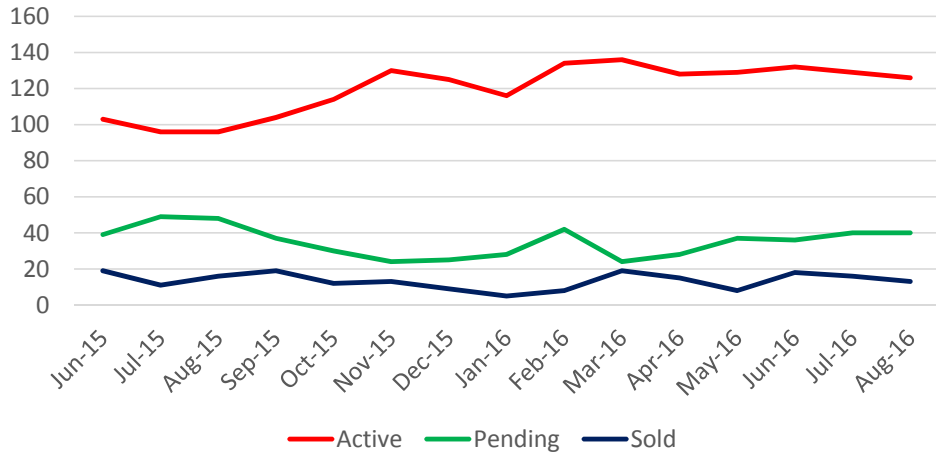
Under \$200,000



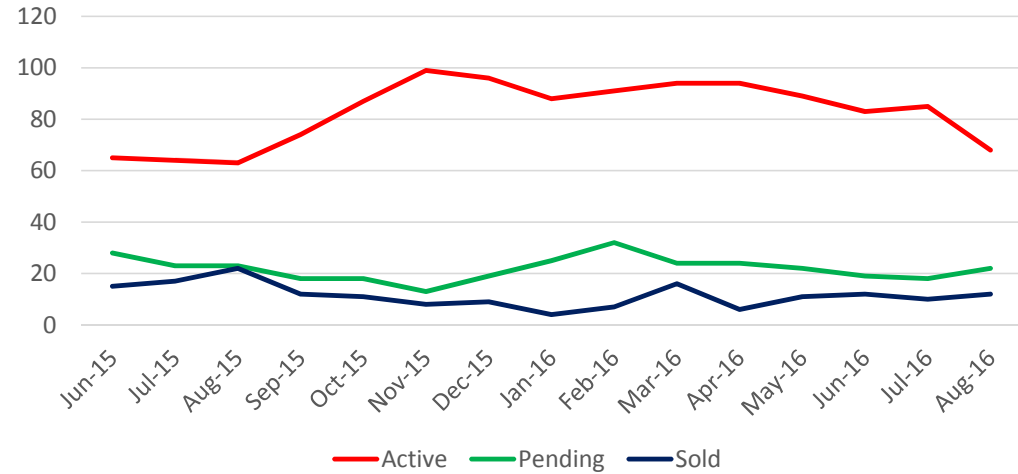
\$200,000-\$250,000



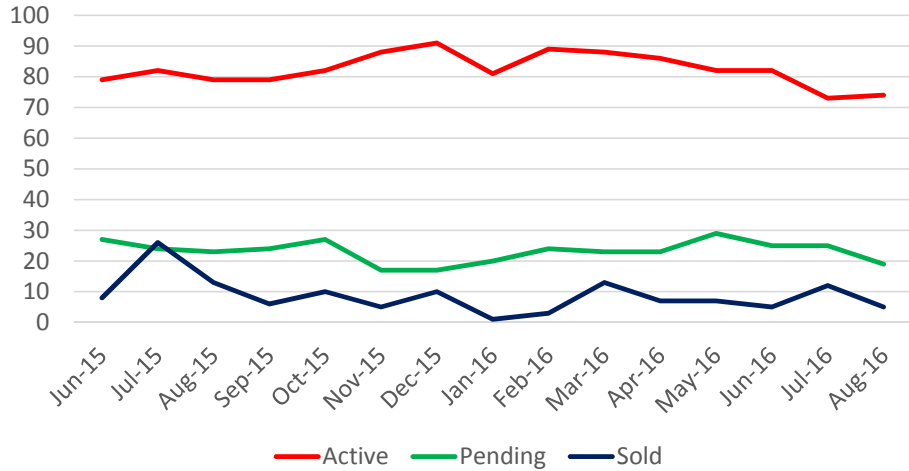
\$250,000-\$300,000



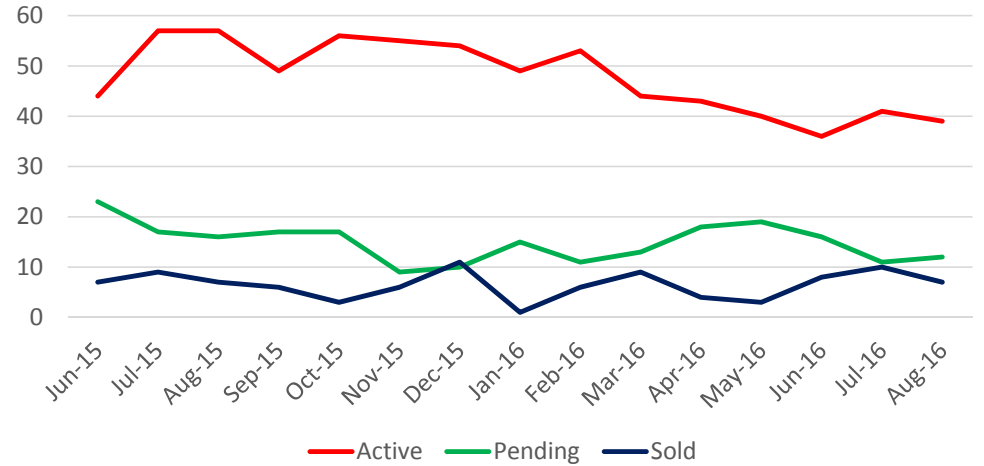
\$300,000-\$350,000



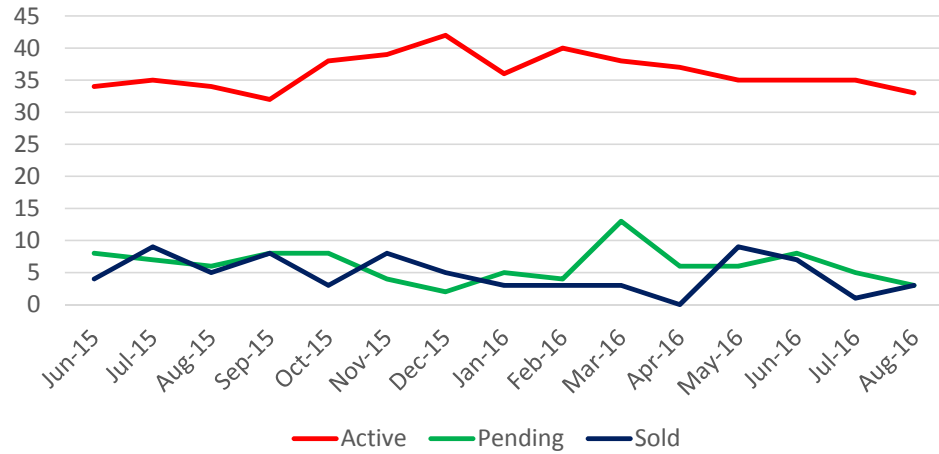
\$350,000-\$400,000



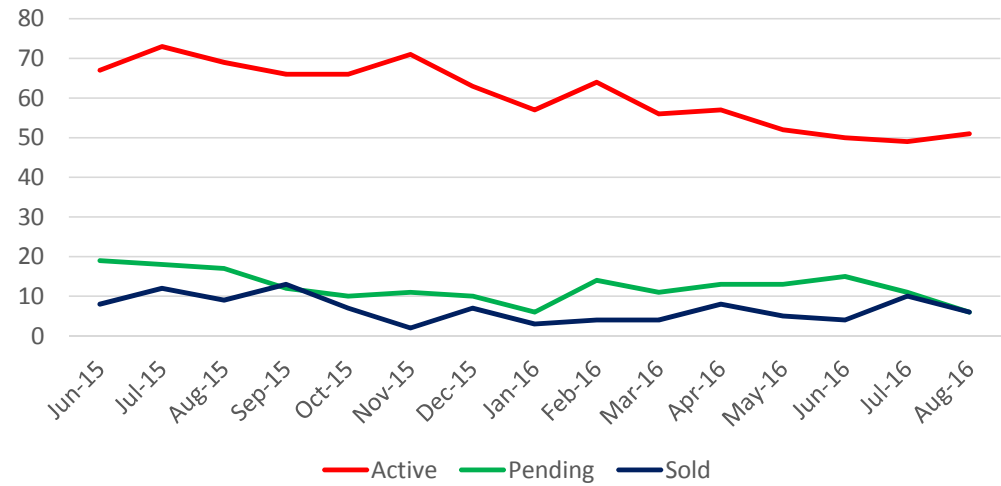
\$400,000-\$450,000



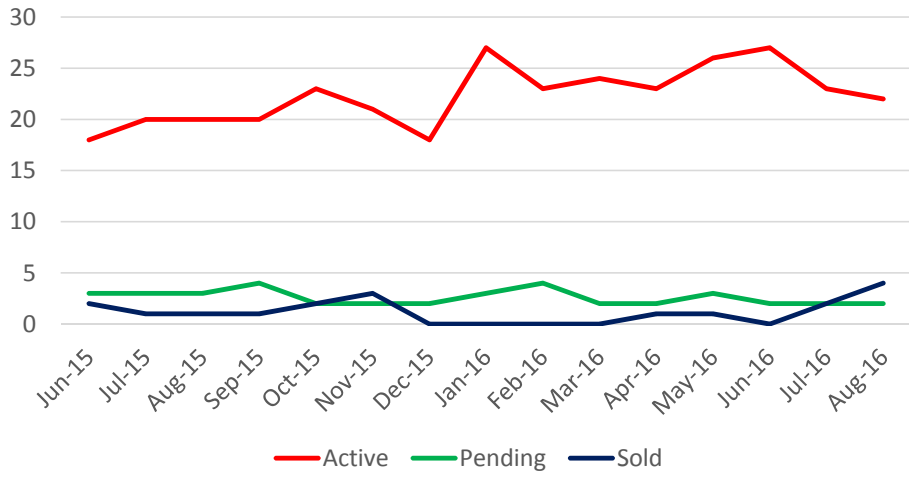
\$450,000-\$500,000



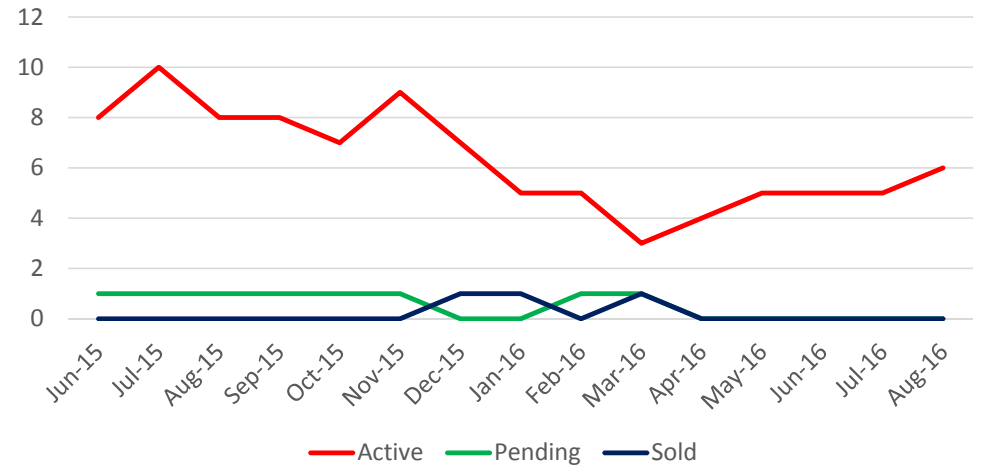
\$500,000-\$700,000



\$700,000-\$1,000,000



Over \$1,000,000



Absorption Rate New Homes

in months

