



Preston Report

Edmond Real Estate Market
October 2016

Prepared by

Brian Preston

RE/MAX Associates



Mobile: 405-826-5725 Office: 405-359-8700

bpreston88@sbcglobal.net

www.Edmond4Sale.com

Realtor of the Year 1995 & 2002
Lifetime Achievement 2009
Most Cooperative Realtor 1992
RE/MAX Hall of Fame

Edmond Real Estate

2016 Residential Homes

	Active	Pending	Sold
January	1473	553	242
February	1563	642	220
March	1698	667	355
April	1705	654	337
May	1754	685	393
June	1800	633	436
July	1788	628	432
August	1757	558	425
September	1742	467	406
October	1671	449	324
November			
December			
		Total	3570

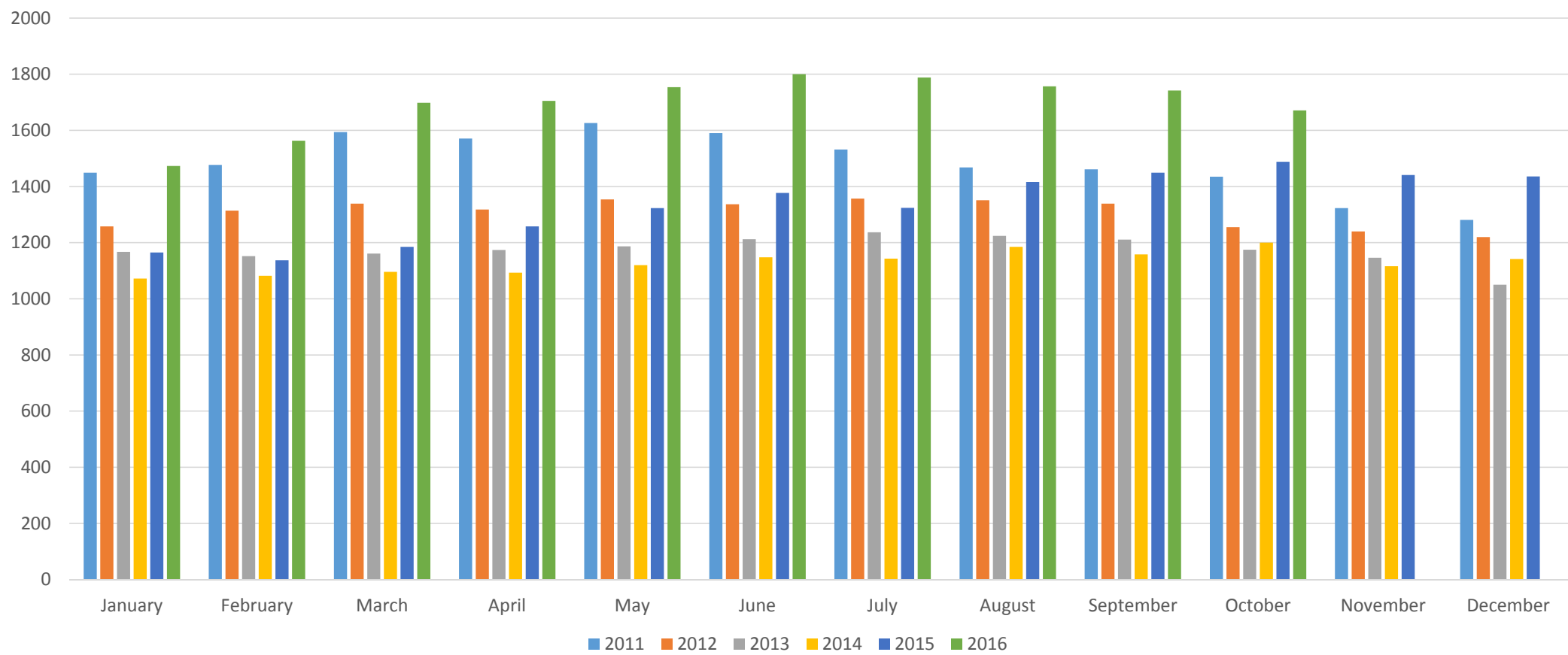
Preston Report

Based on information from MLSOK.com for the period (01/01/16) through (10/31/16) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

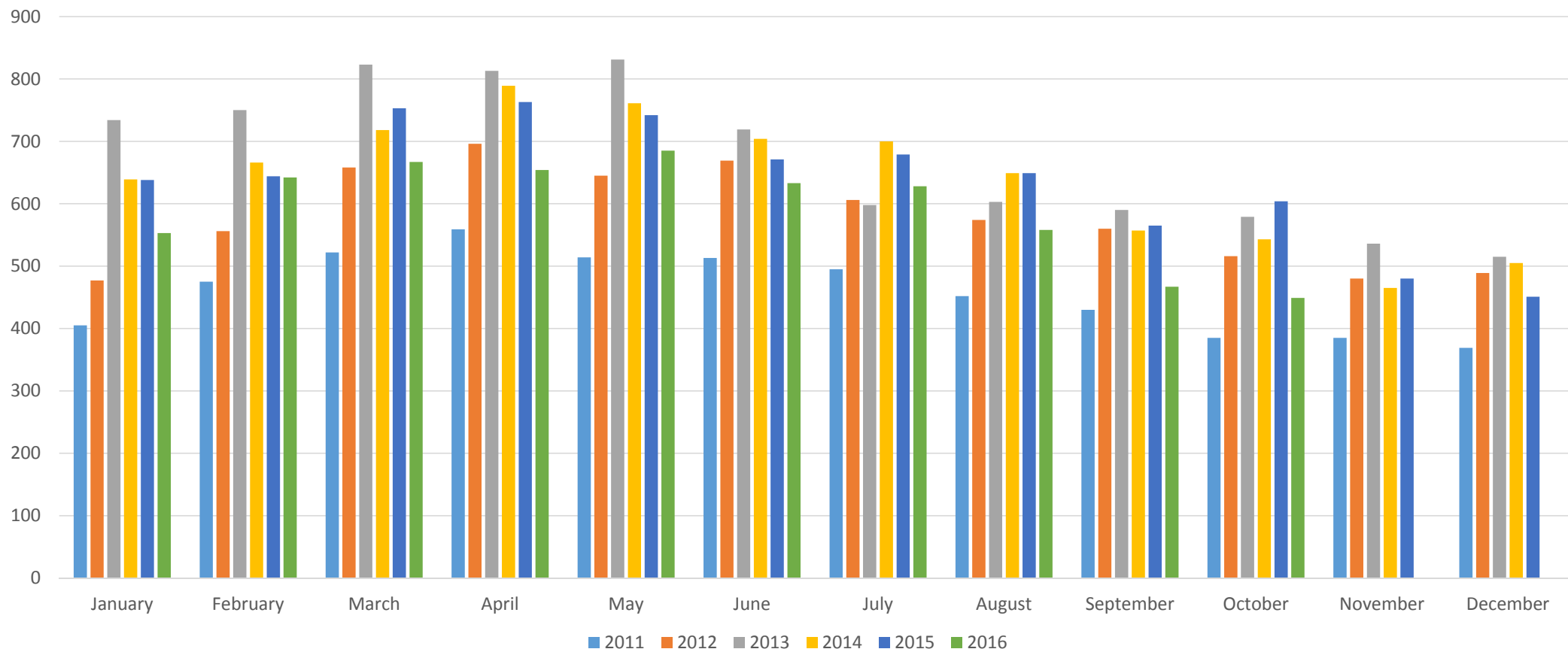
Average Sales Price

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$264,639	\$64,042,638	\$334,330	\$14,710,520
Feb.	\$282,336	\$62,113,920	\$293,156	\$18,761,984
March	\$262,140	\$93,059,700	\$300,991	\$31,604,055
April	\$250,728	\$84,495,336	\$302,074	\$23,561,772
May	\$262,524	\$103,171,932	\$311,958	\$25,268,598
June	\$273,834	\$119,391,624	\$308,489	\$26,221,565
July	\$285,285	\$123,243,120	\$338,223	\$30,778,293
August	\$277,461	\$117,920,925	\$333,645	\$27,358,890
Sept.	\$276,802	\$112,381,612	\$335,351	\$28,840,186
Oct.	\$275,092	\$89,129,808	\$312,041	\$23,091,034
Nov.				
Dec.				
Total	\$271,415	\$968,950,615	\$316,705	\$250,196,897

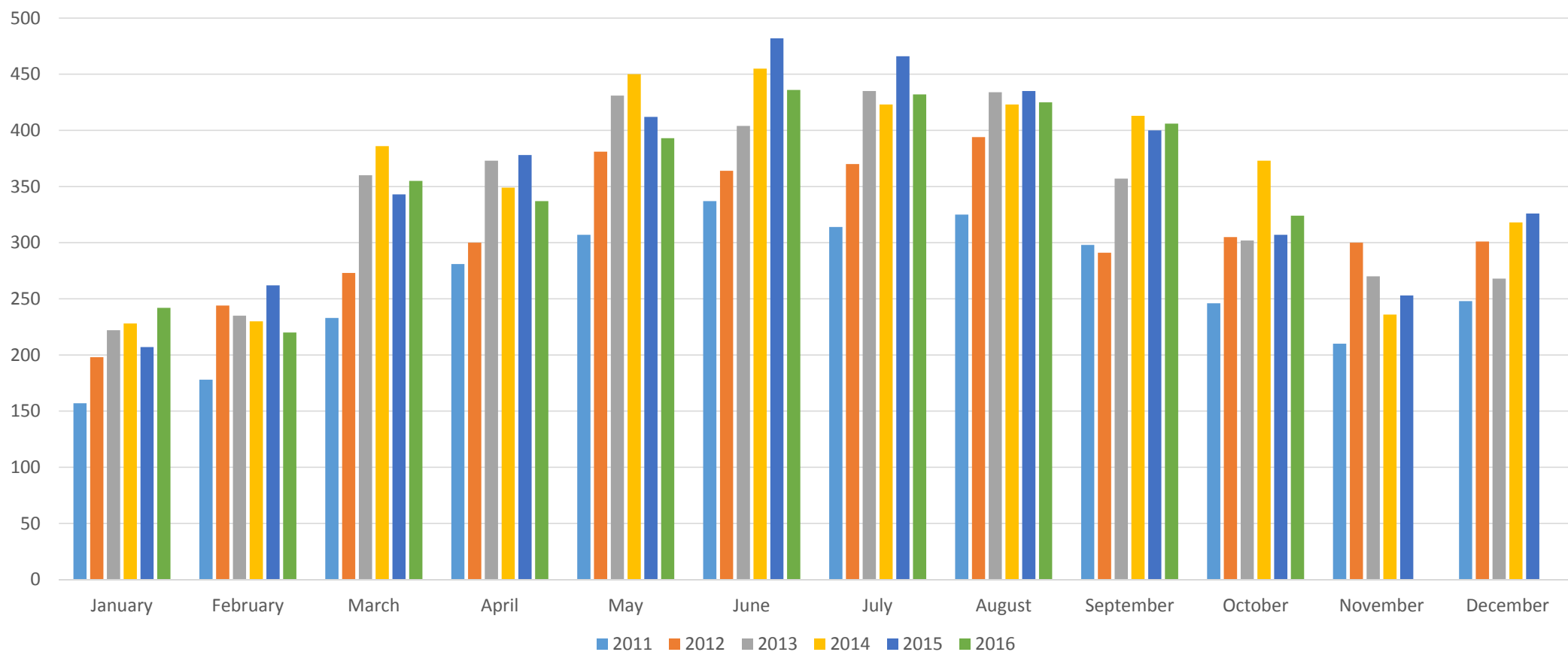
Active Listings



Under Contract



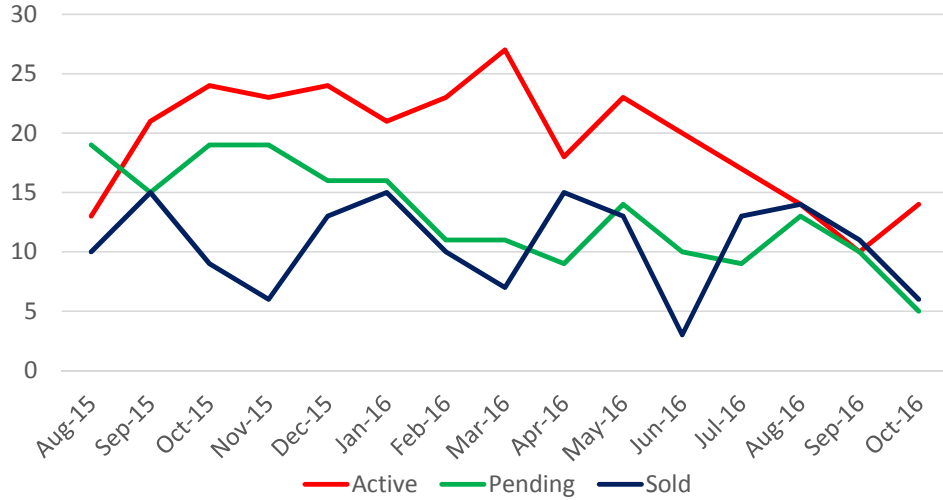
Sold



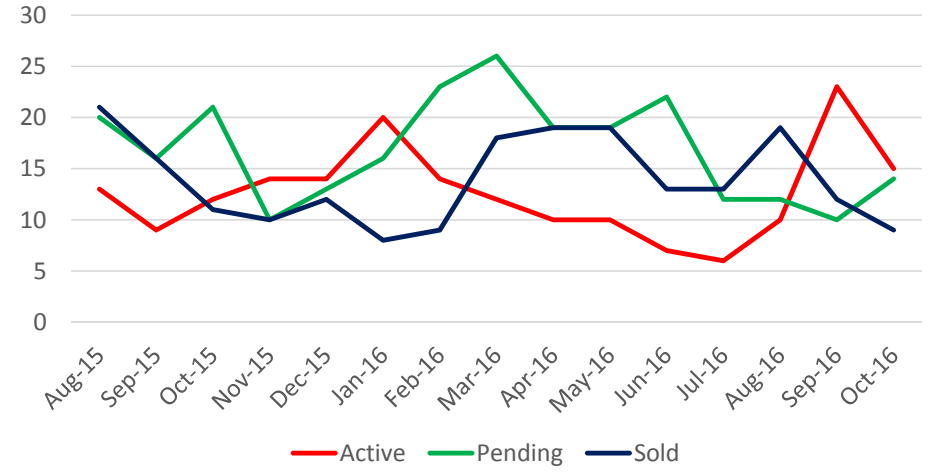
Current Inventory vs. Homes Sold Edmond – October 2016

	Active	Pending	Sold YTD
<\$100,000	14	5	107
\$100-125k	15	14	139
\$125-150k	51	25	319
\$150-175k	89	49	389
\$175-200k	124	45	455
\$200-225k	104	39	317
\$225-250k	151	41	327
\$250-275k	127	29	260
\$275-300k	157	42	217
\$300-350k	171	39	326
\$350-400k	138	41	227
\$400-450K	117	24	151
\$450-500k	88	12	93
\$500-700k	165	27	168
\$700-1 mil	95	8	50
>\$1 million	65	9	25
Total	1671	449	3570

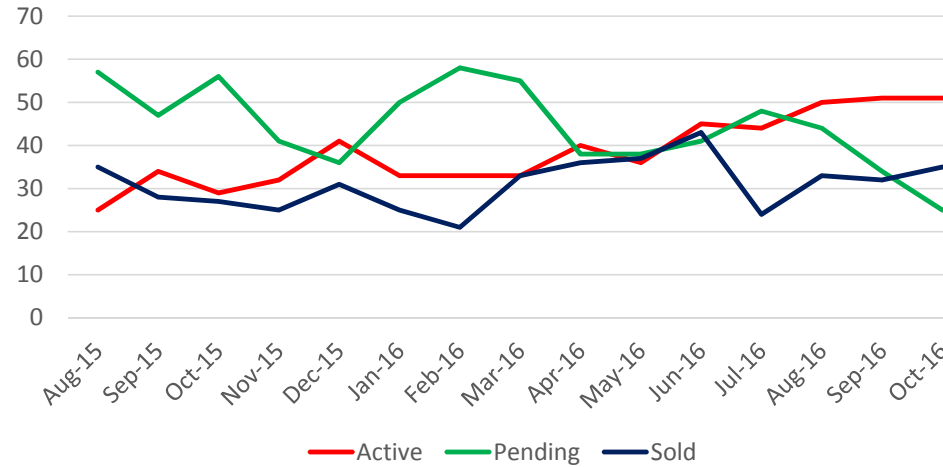
Under \$100,000



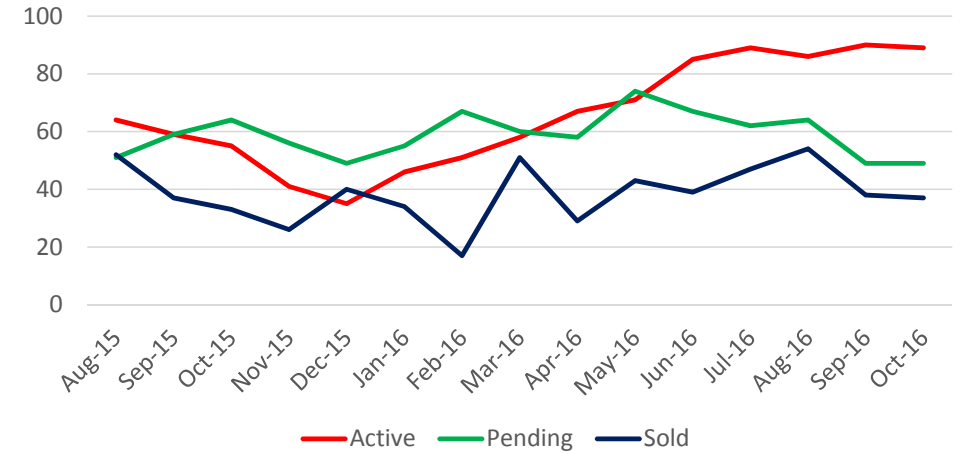
\$100,000-\$125,000



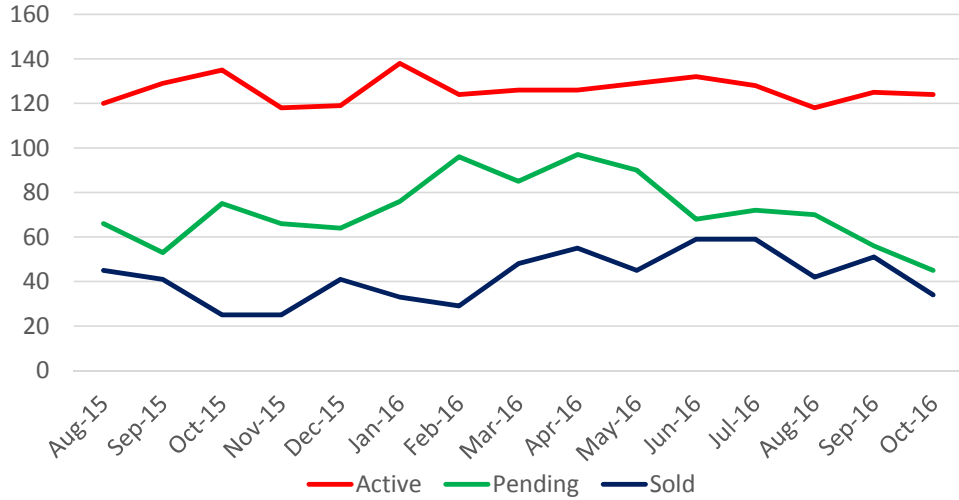
\$125,000-\$150,000



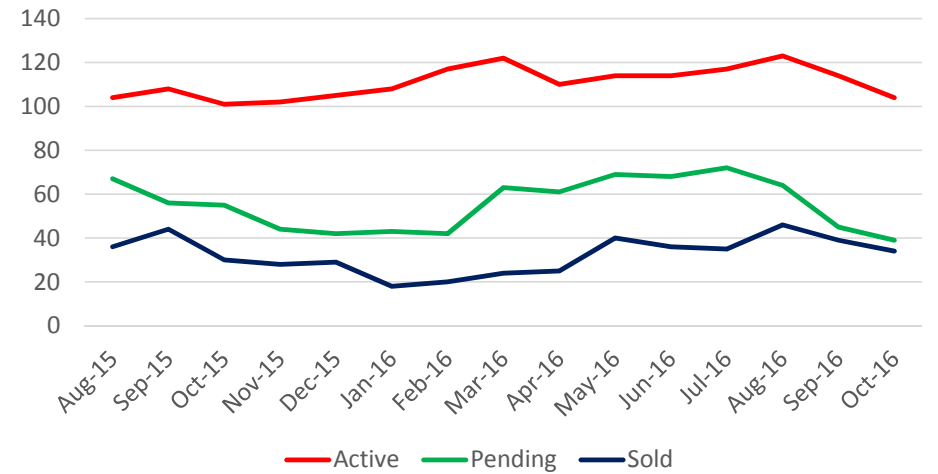
\$150,000-\$175,000



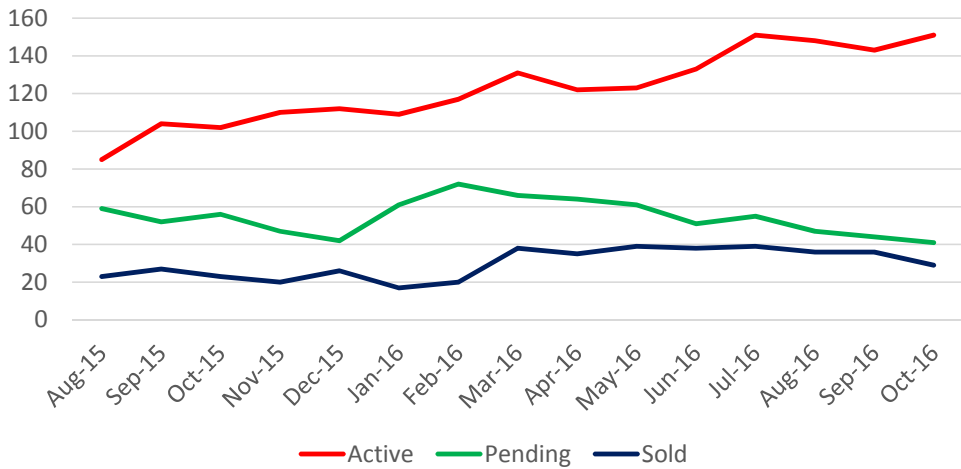
\$175,000-\$200,000



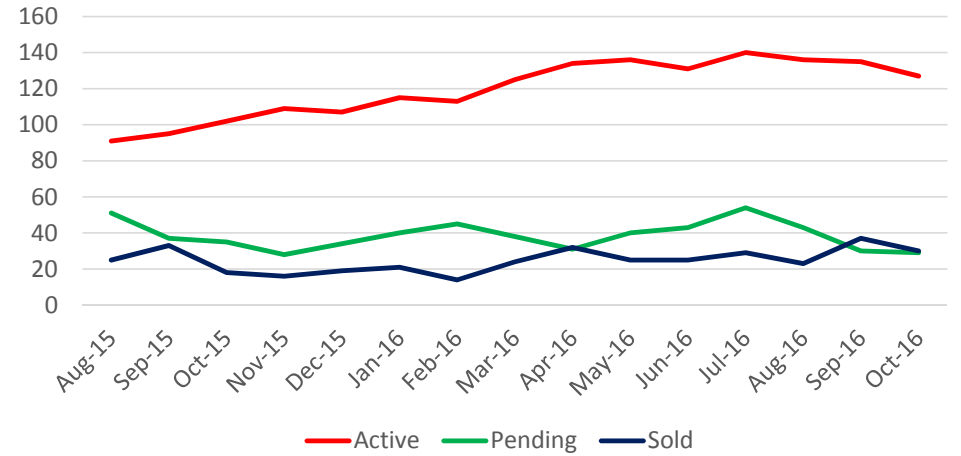
\$200,000-\$225,000



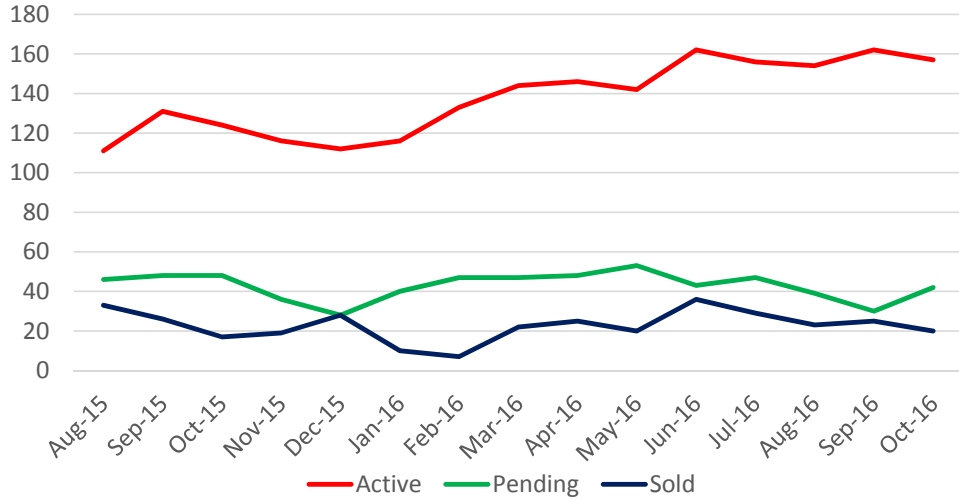
\$225,000-\$250,000



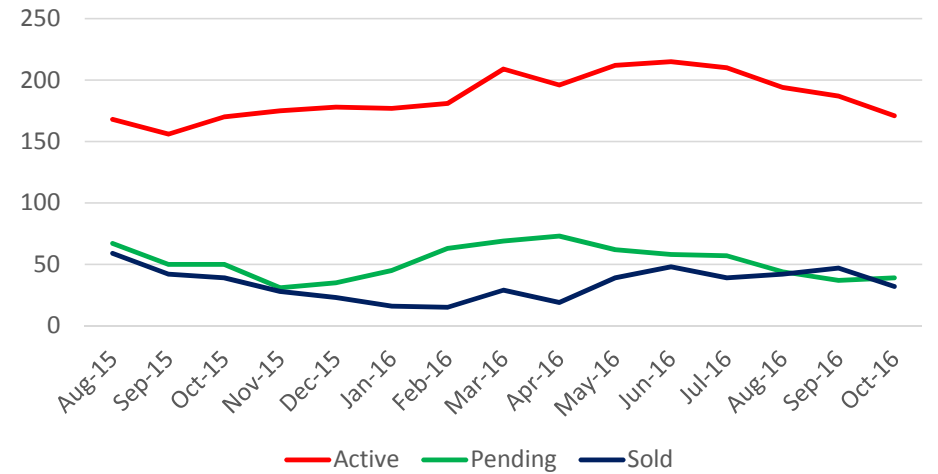
\$250,000-\$275,000



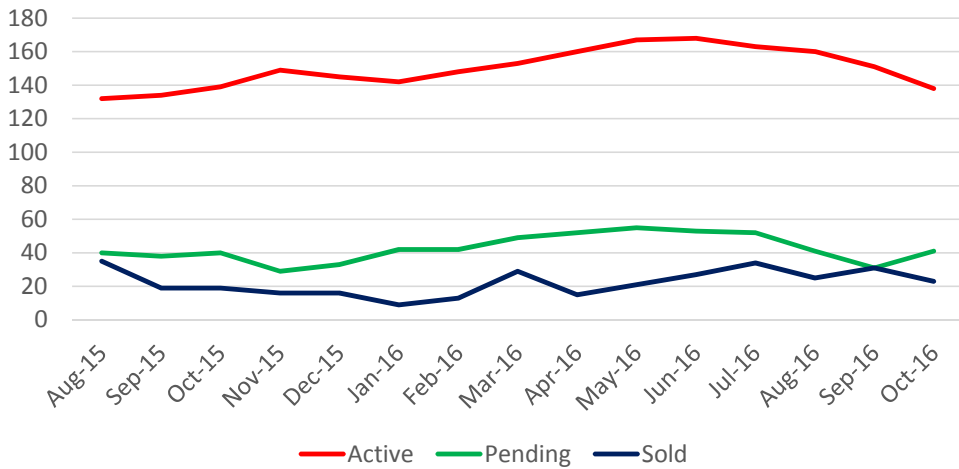
\$275,000-\$300,000



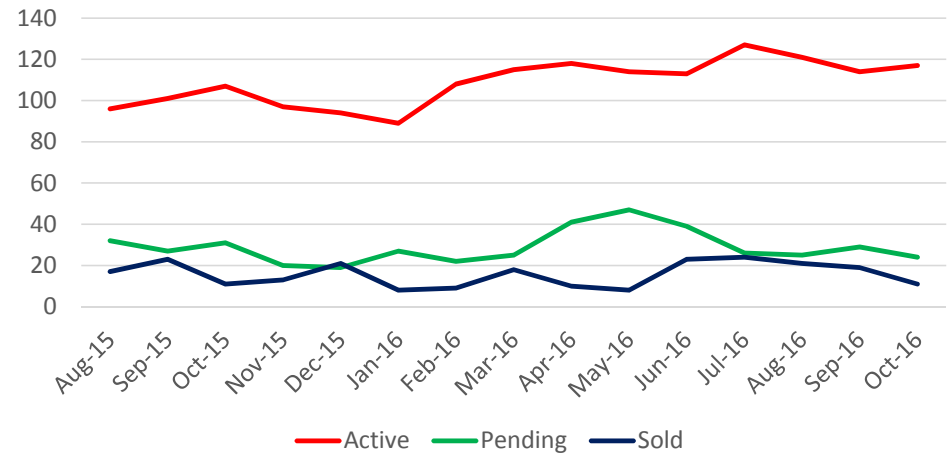
\$300,000-\$350,000



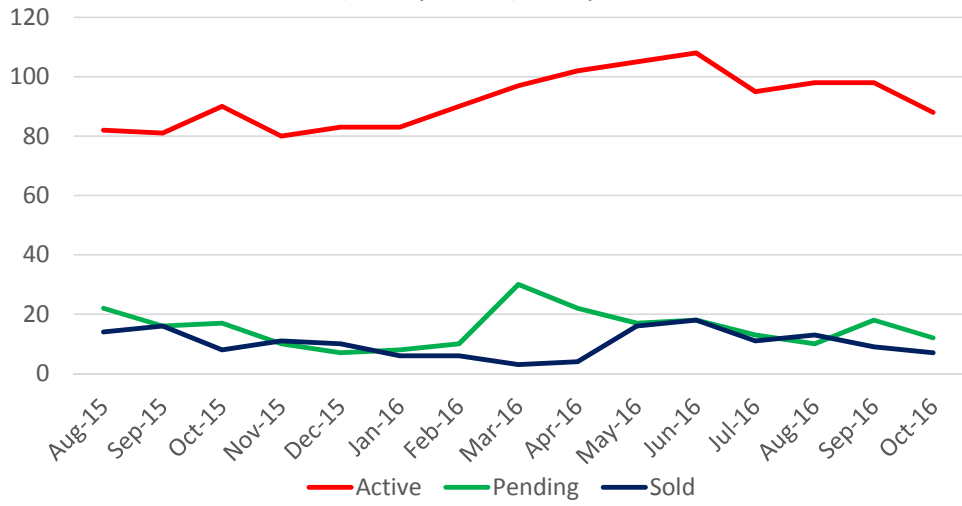
\$350,000-\$400,000



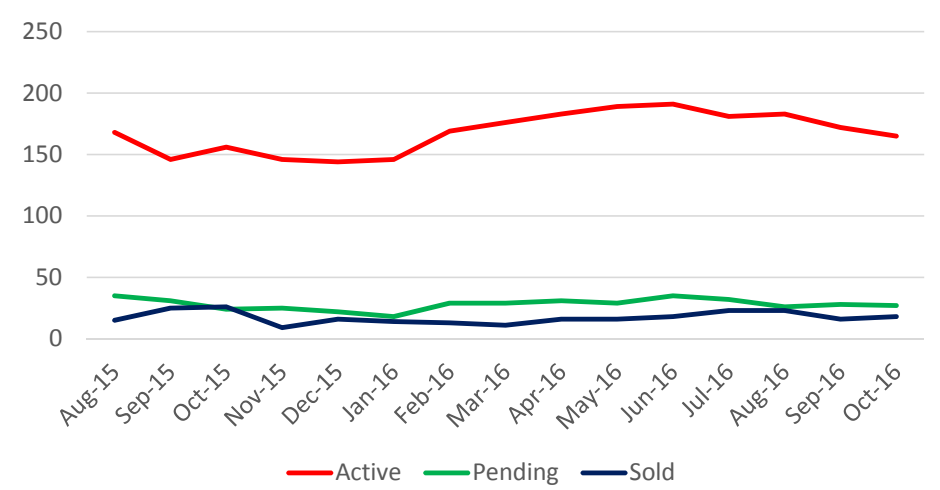
\$400,000-\$450,000



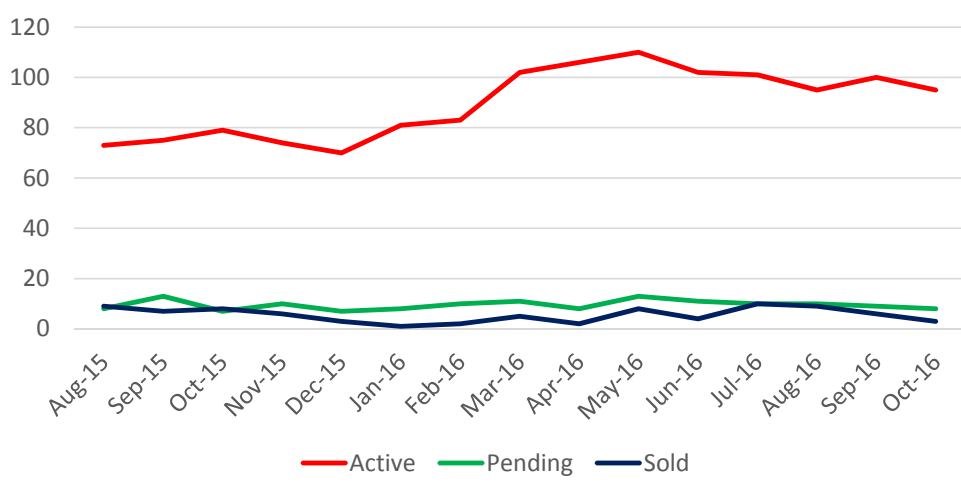
\$450,000-\$500,000



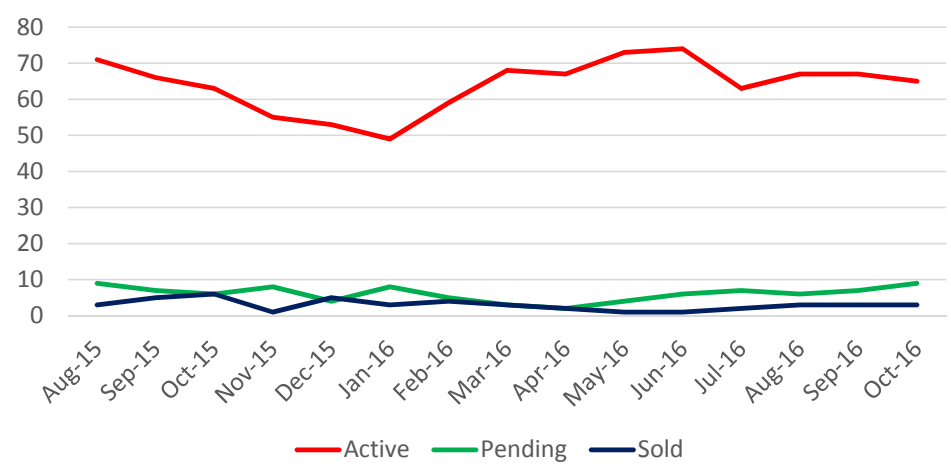
\$500,000-\$700,000



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

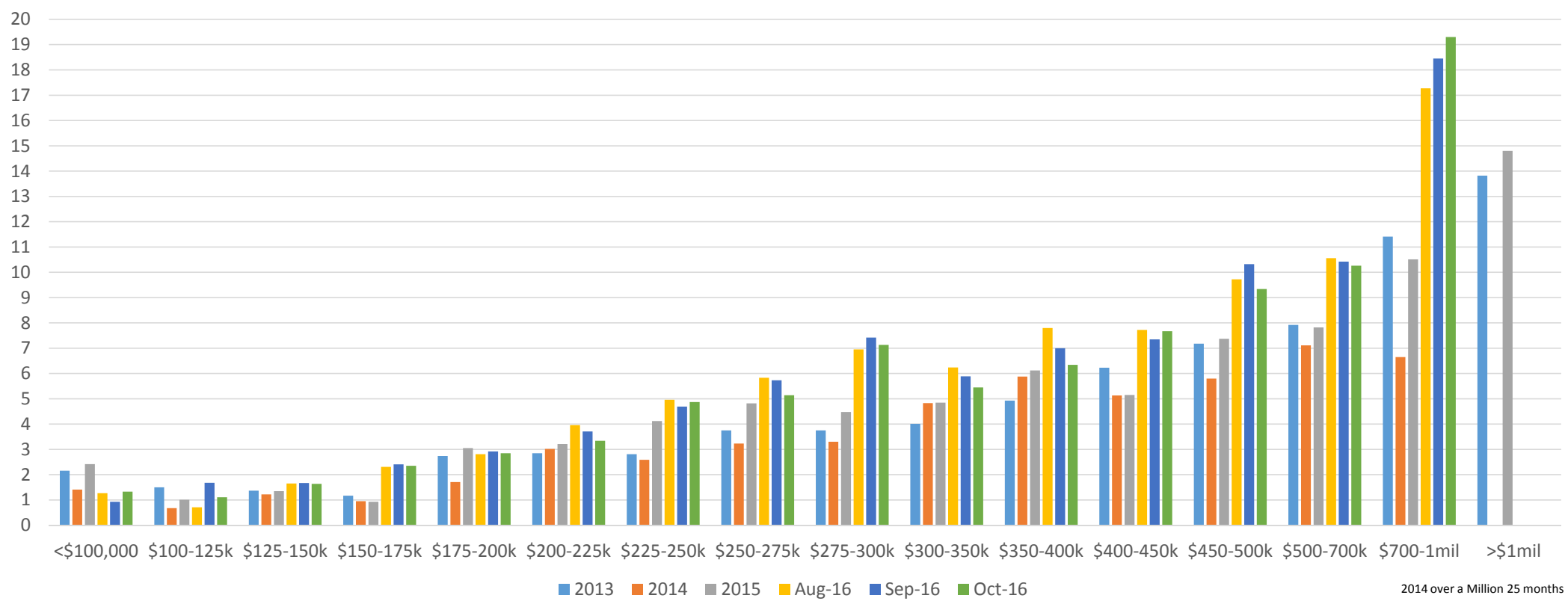


Over \$1,000,000



Absorption Rates

In Months

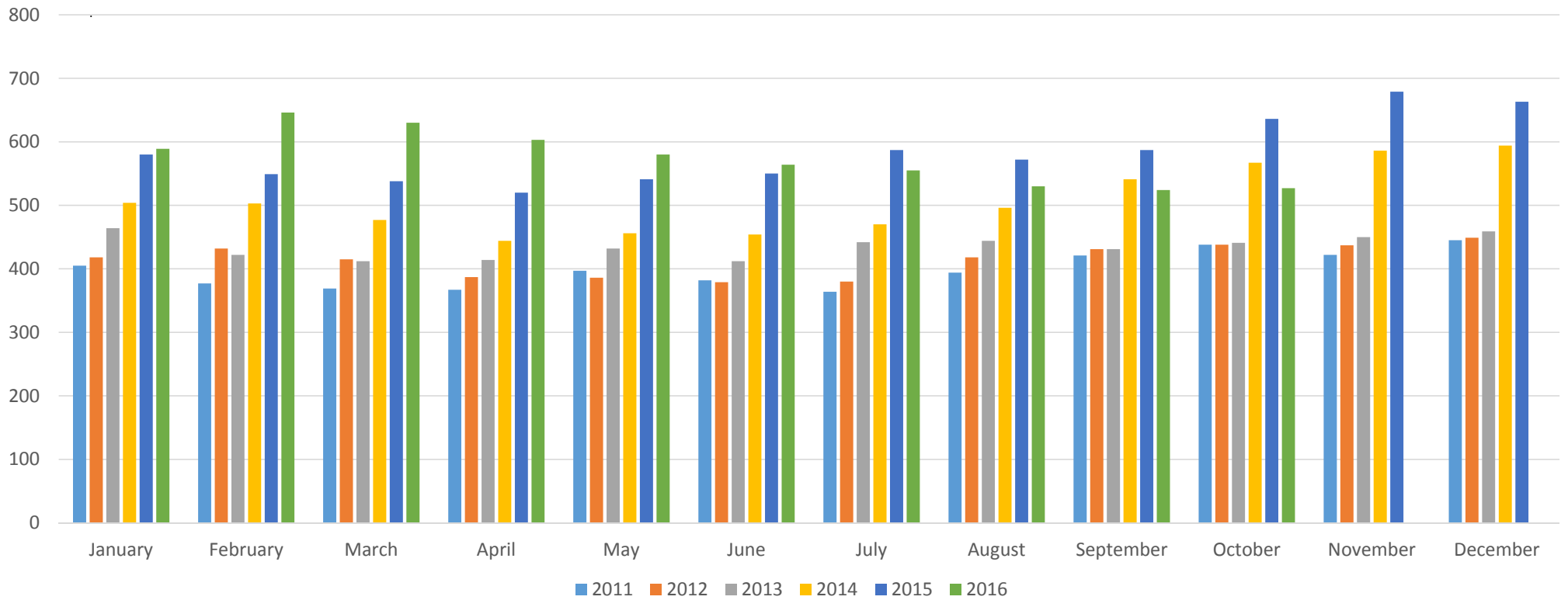


2014 over a Million 25 months

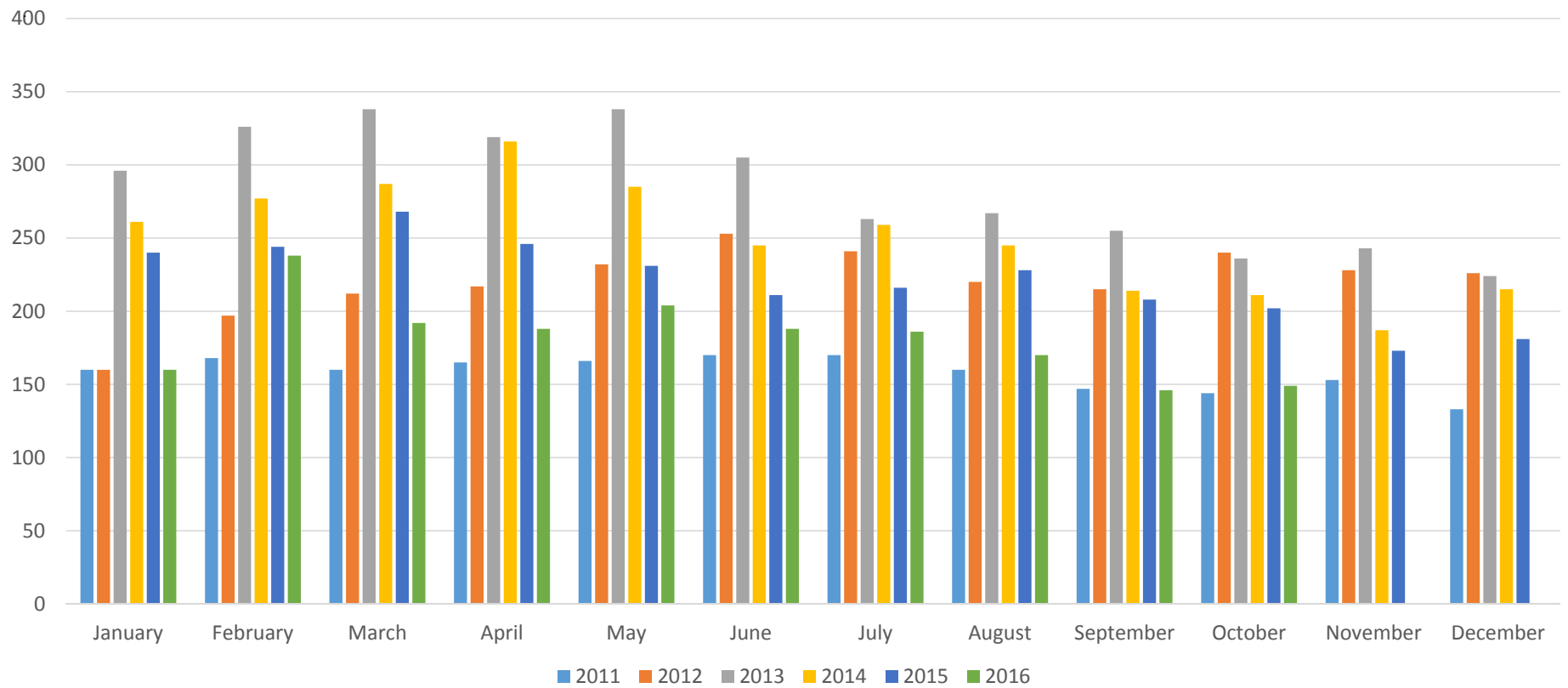
Current New Home Inventory
vs.
New Home Sales
October 2016

	Active Listings	Under Contract	Sold-YTD
<\$200,000	31	21	136
\$200-250	90	34	170
\$250-300	125	24	141
\$300-350	61	17	108
\$350-400	66	24	72
\$400-450	43	13	60
\$450-500	39	3	37
\$500-700	47	7	54
\$700-1 Mil	17	3	10
> 1 Mil	7	3	2
<hr/>			
Total	527	149	790

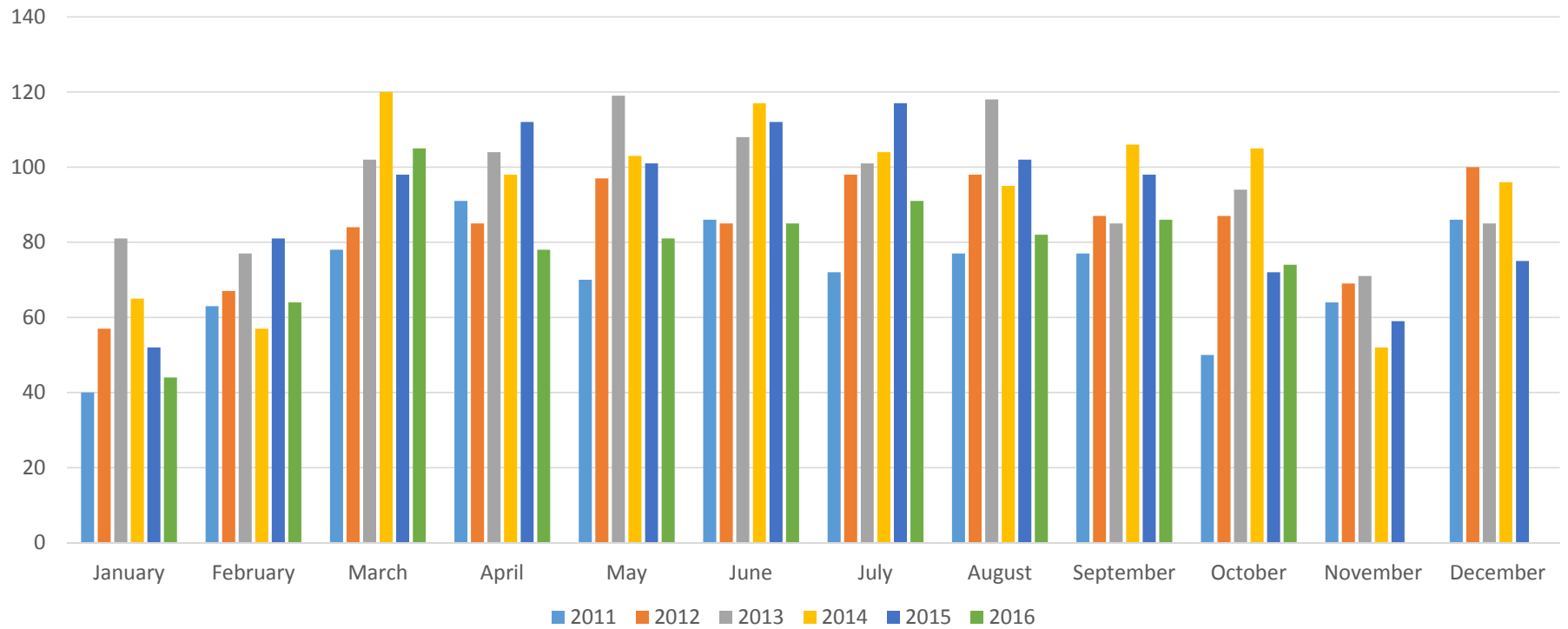
New Homes Active



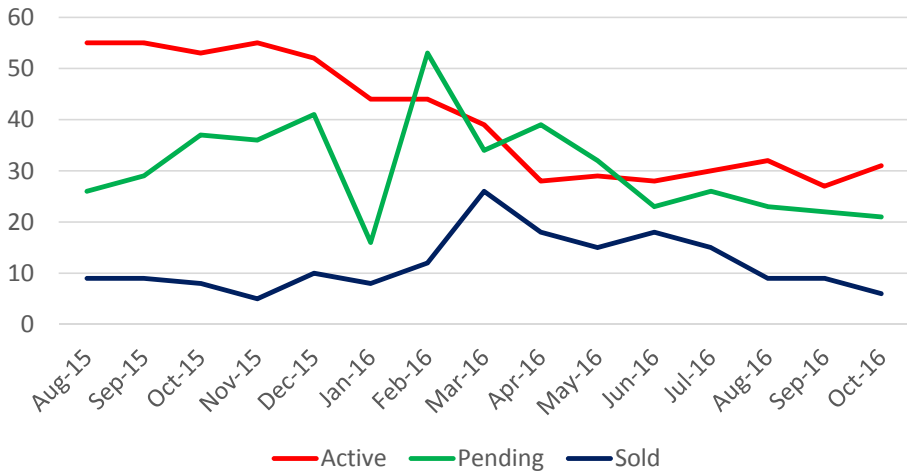
New Homes Under Contract



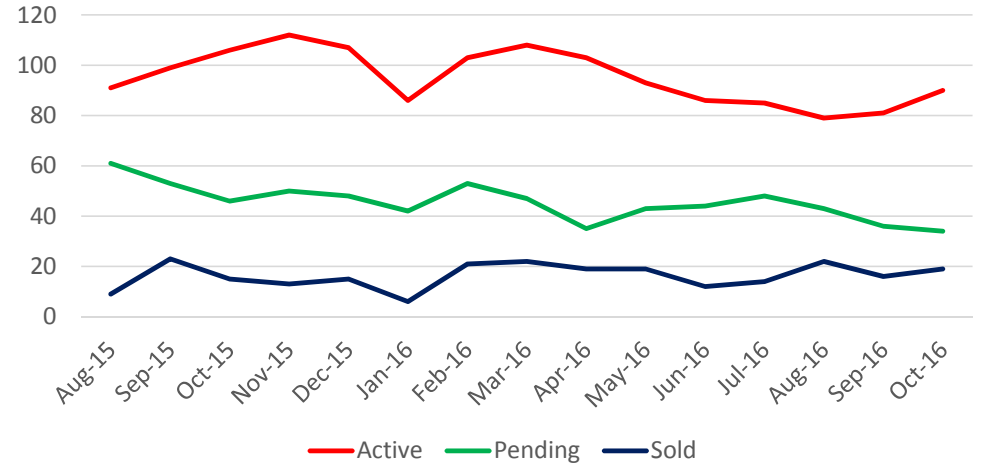
New Homes Sold



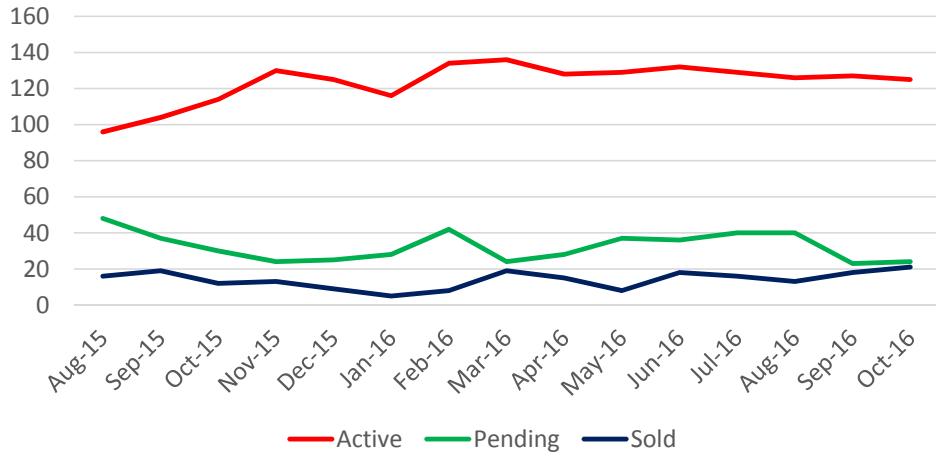
Under \$200,000



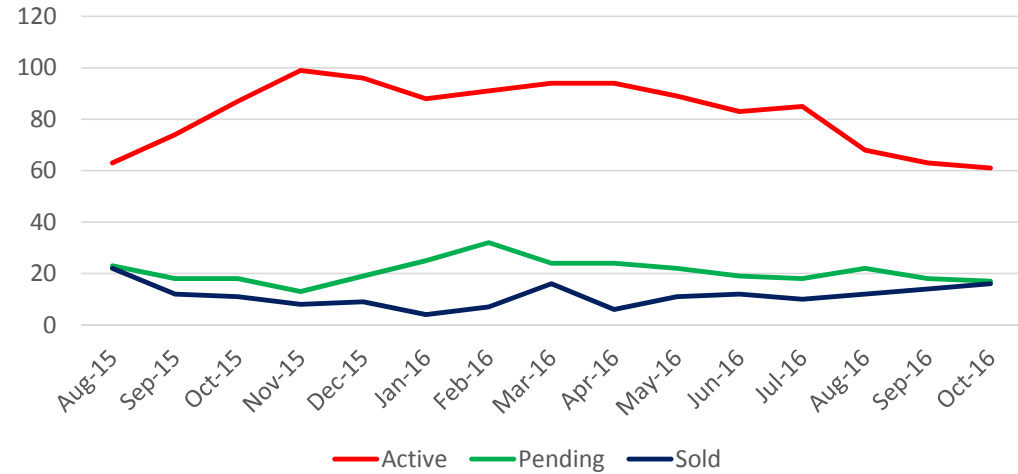
\$200,000-\$250,000



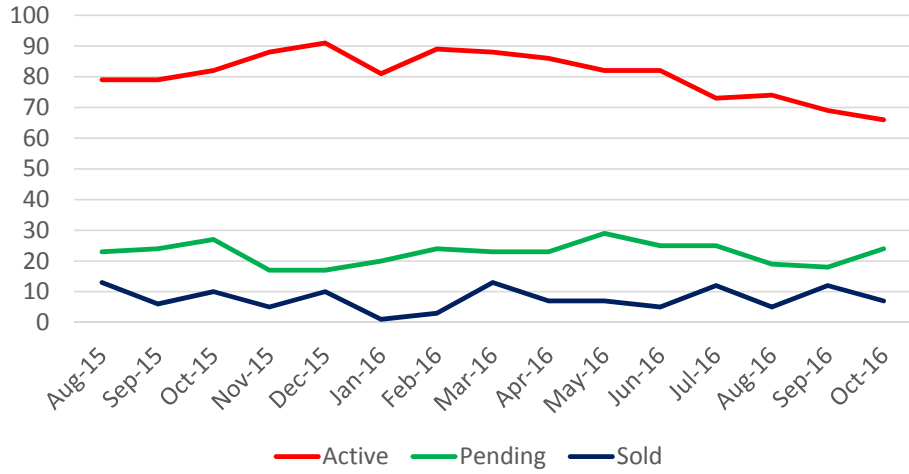
\$250,000-\$300,000



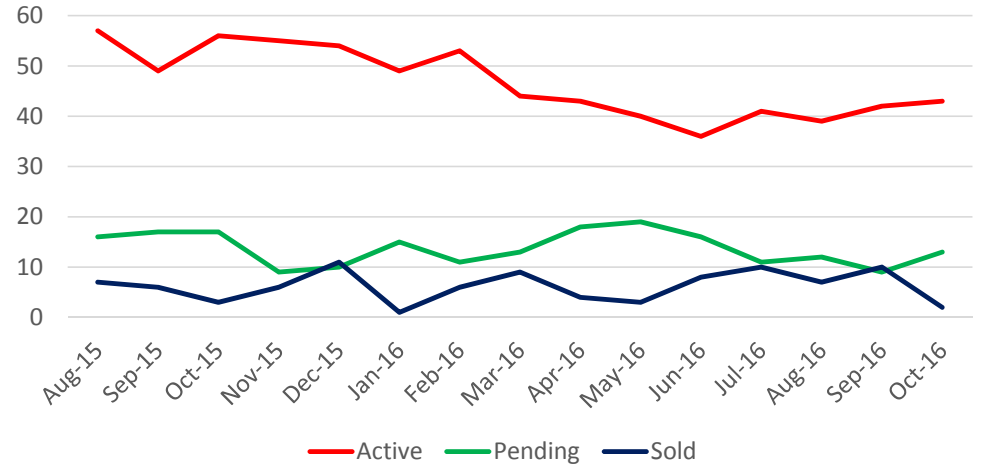
\$300,000-\$350,000



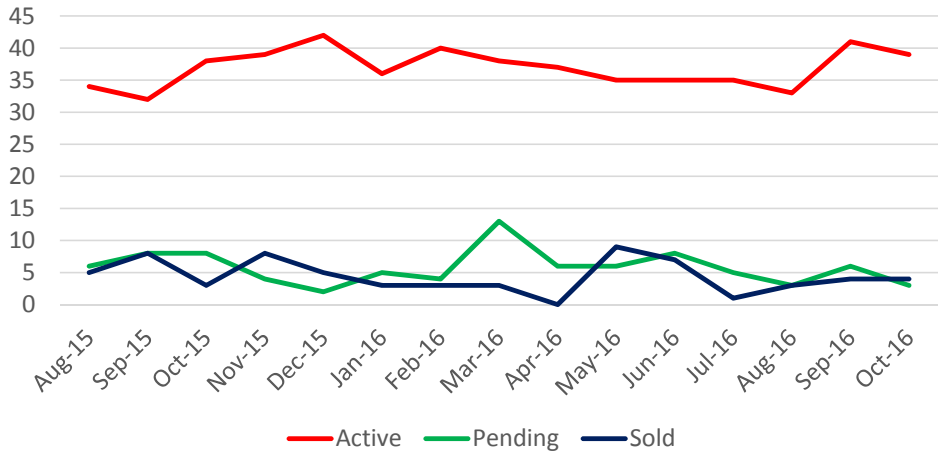
\$350,000-\$400,000



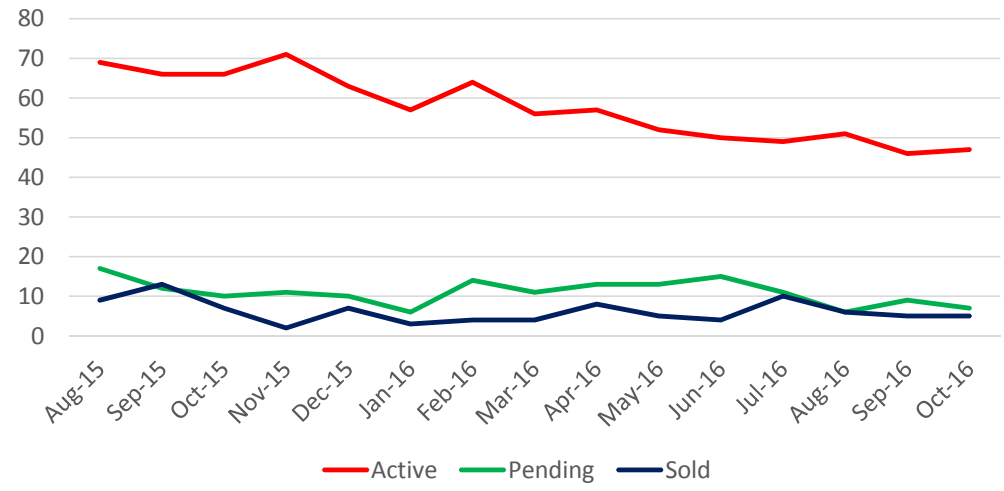
\$400,000-\$450,000



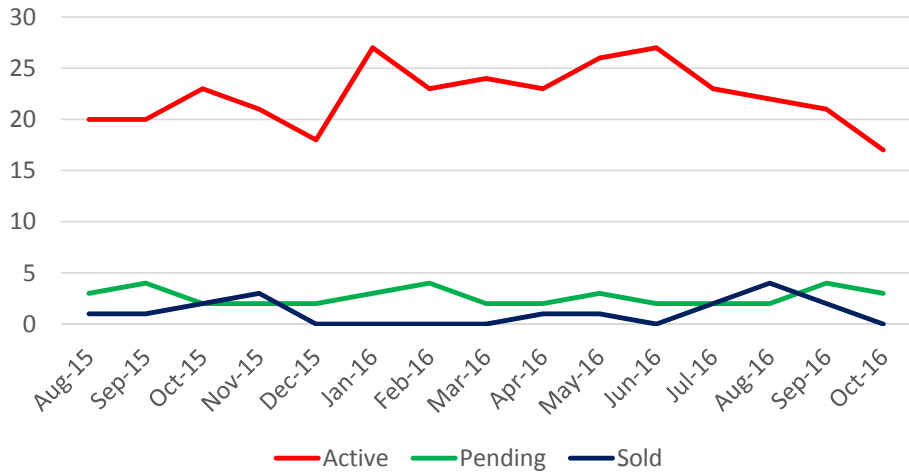
\$450,000-\$500,000



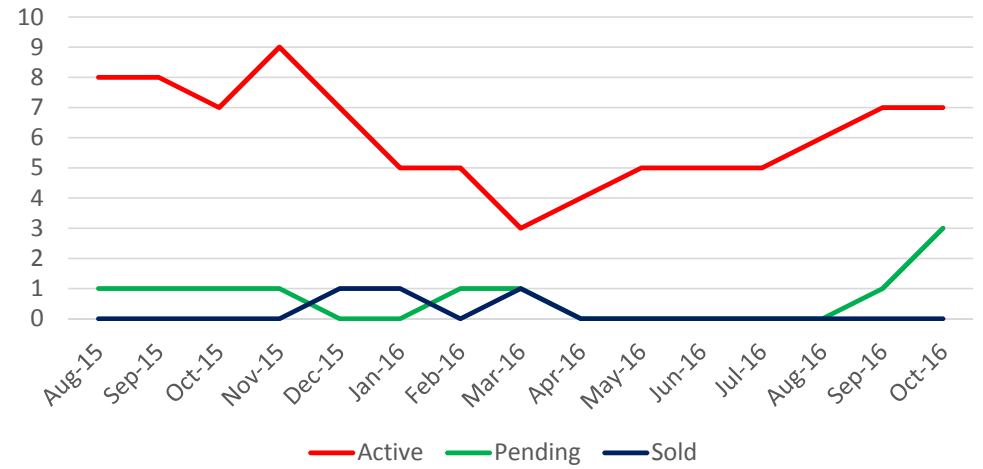
\$500,000-\$700,000



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

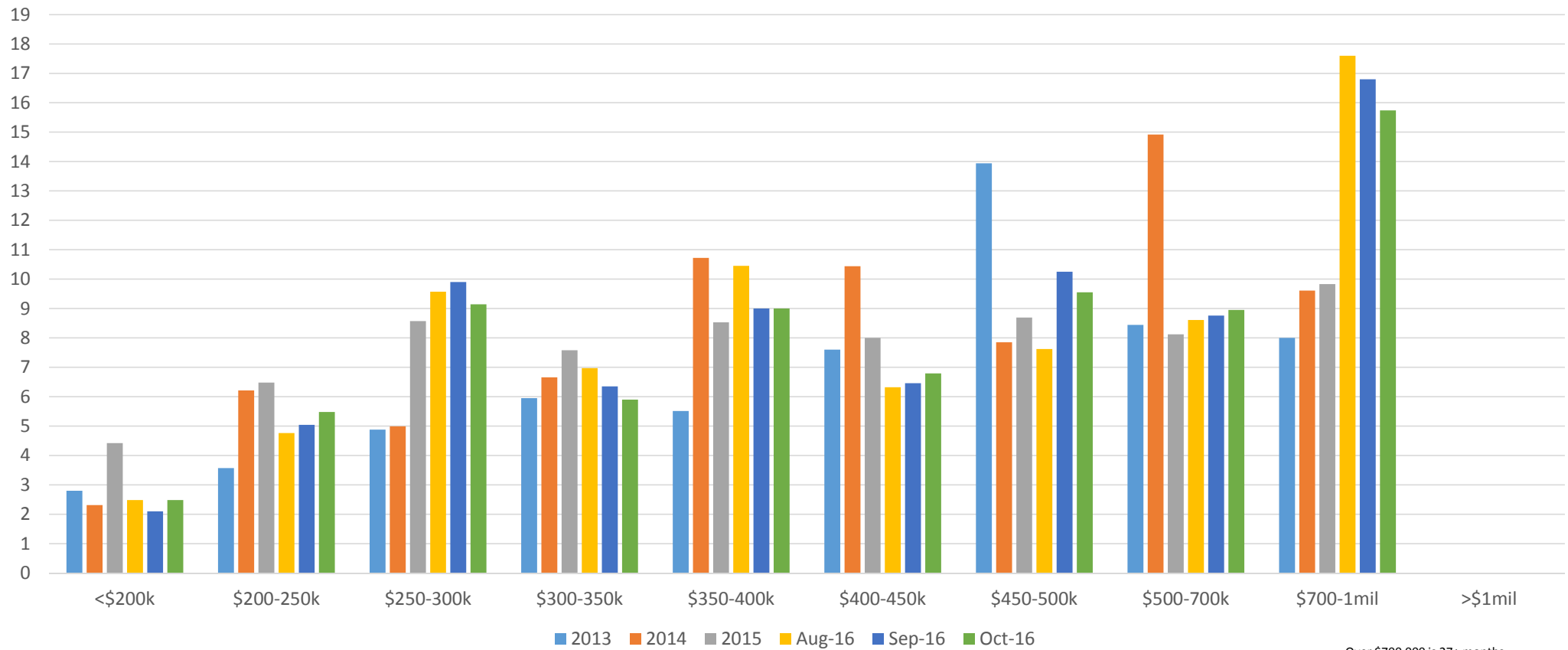


Over \$1,000,000



Absorption Rate New Homes

in months



Over \$700,000 is 27+ months