



# Preston Report

Edmond Real Estate Market  
December 2016

Prepared by

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[www.Edmond4Sale.com](http://www.Edmond4Sale.com)

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# Residential Sold Statistics – Ten year period

YEAR	#Sold	\$Volume	\$Average Price	\$Median
2007	3746	\$890,008,394	\$237,589	\$189,900
2008	3235	\$800,047,850	\$247,310	\$194,500
2009	3076	\$699,014,848	\$227,248	\$185,945
2010	2940	\$697,485,600	\$237,240	\$195,000
2011	3146	\$774,293,520	\$246,120	\$201,500
2012	3745	\$943,125,820	\$251,836	\$209,990
2013	4128	\$1,072,037,472	\$259,699	\$214,973
2014	4333	\$1,169,338,044	\$269,868	\$226,000
2015	4313	\$1,234,962,855	\$286,335	\$240,000
2016	4157	\$1,142,839,026	\$274,919	\$233,900

# 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	426
September	1742	467	406
October	1671	449	326
November	1655	443	276
December	1533	377	308
		Total	4157

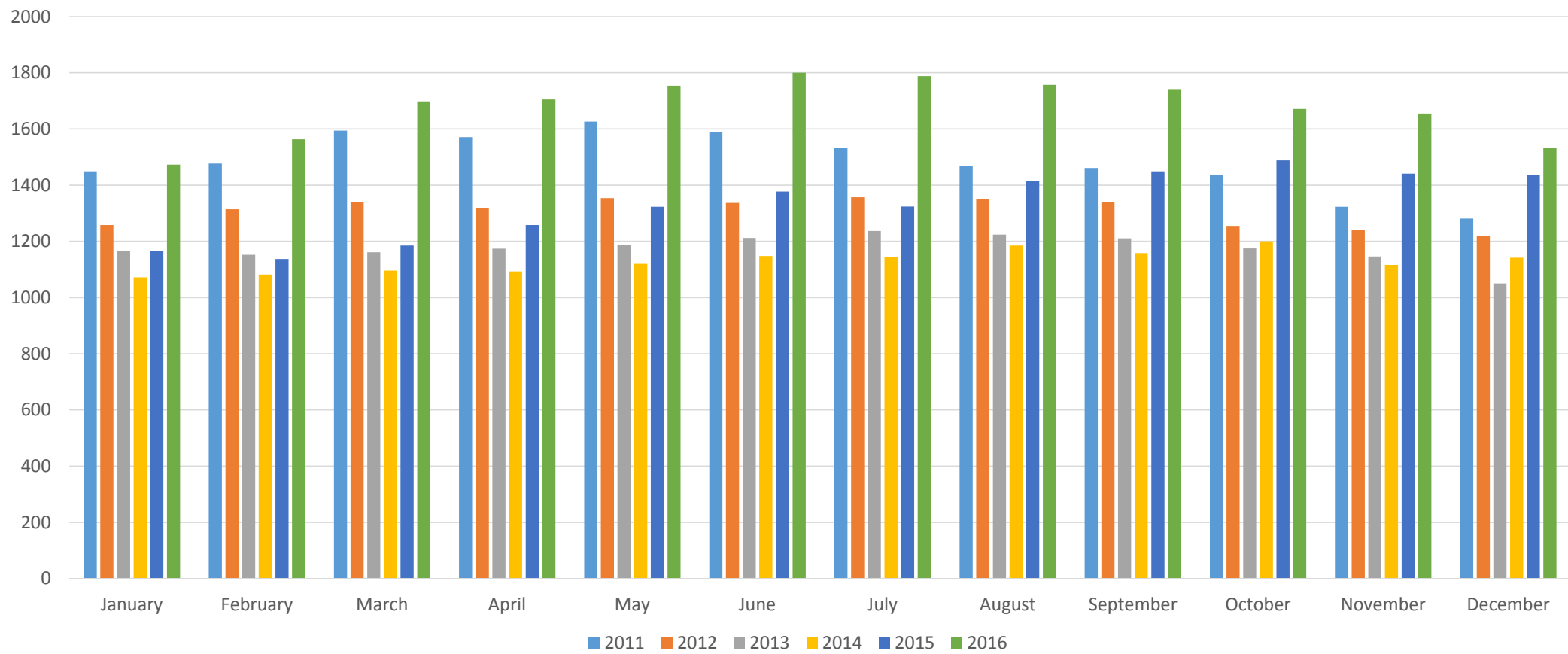
Preston Report

Based on information from MLSOK.com for the period (01/01/16) through (12/31/16) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

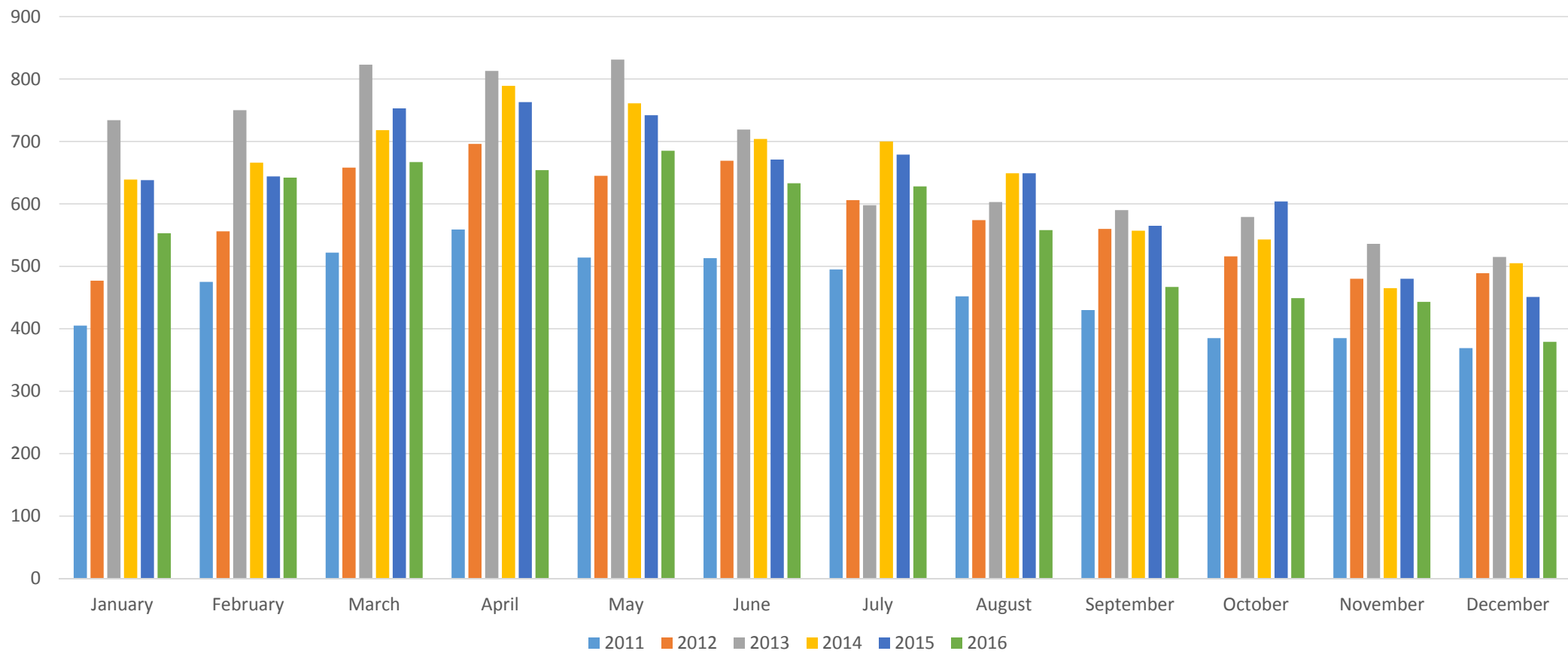
# Average Sales Price & Sales Volume

	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	\$277,361	\$118,155,786	\$333,645	\$27,358,890
Sept.	\$276,802	\$112,381,612	\$335,351	\$28,840,186
Oct.	\$274,897	\$89,616,422	\$310,201	\$23,577,553
Nov.	\$278,814	\$76,952,664	\$345,497	\$25,912,275
Dec.	\$312,384	\$96,214,272	\$367,222	\$28,643,316
Total	\$274,919	\$1,142,839,026	\$323,004	\$305,239,010

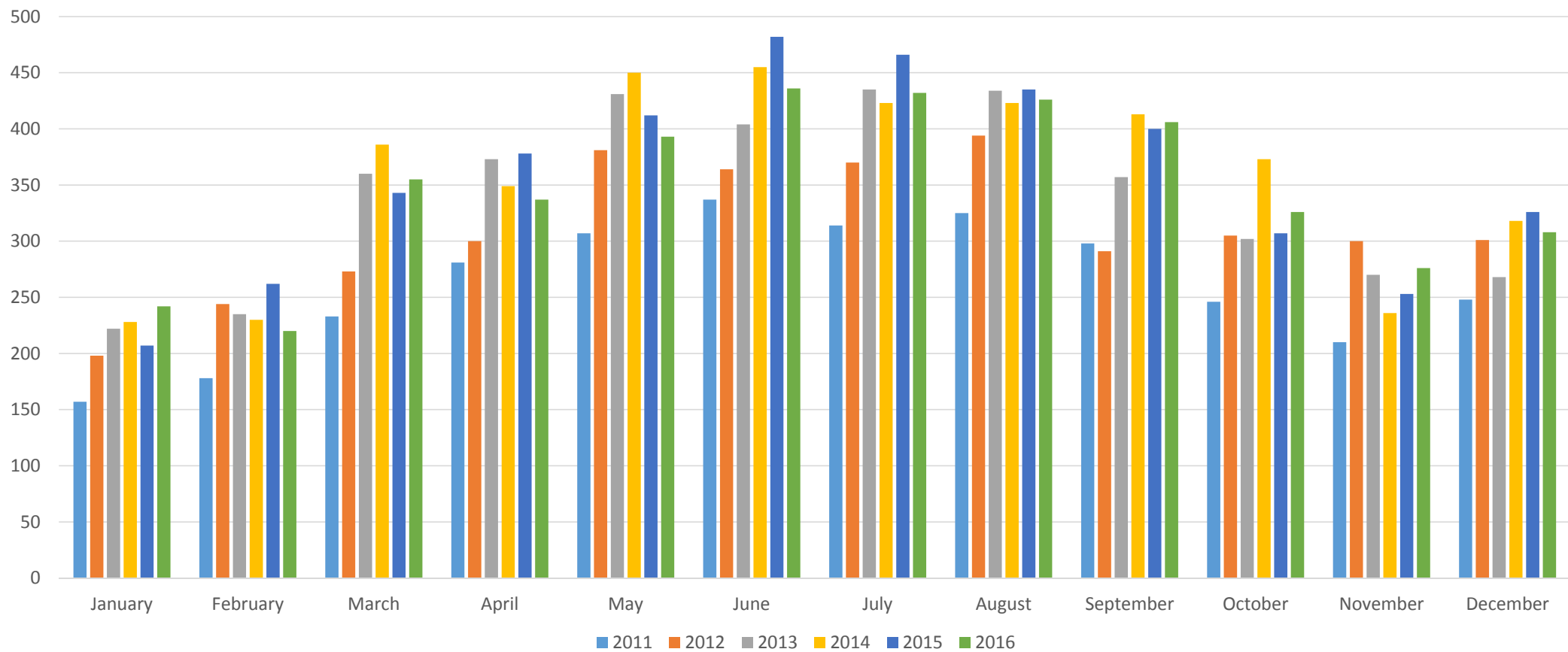
# Active Listings



# Under Contract



# Sold

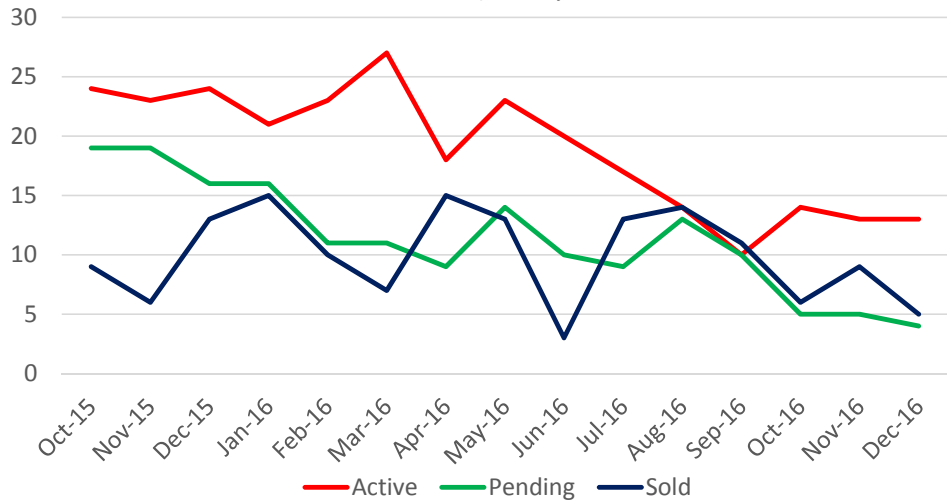


# Current Inventory vs. Homes Sold Edmond – December 2016

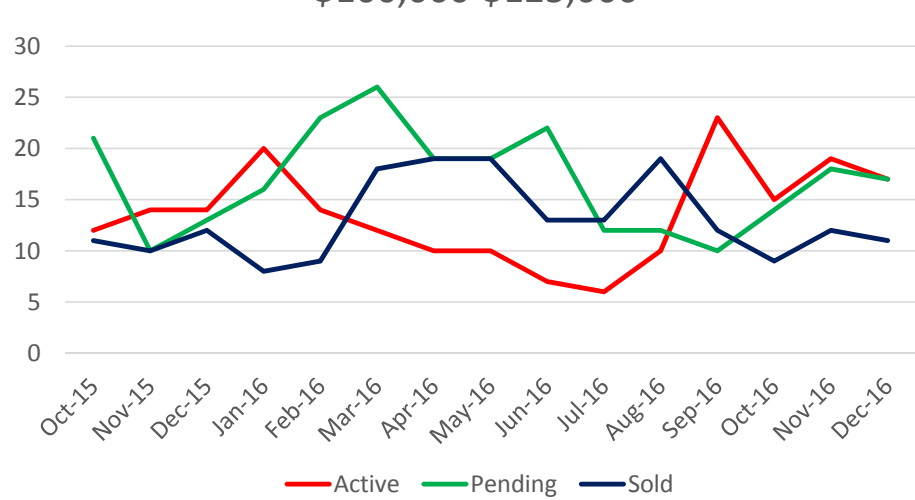
	Active	Pending	Sold YTD
<\$100,000	13	4	121
\$100-125k	17	17	162
\$125-150k	33	29	360
\$150-175k	87	42	450
\$175-200k	115	46	513
\$200-225k	100	36	366
\$225-250k	148	28	390
\$250-275k	126	22	295
\$275-300k	143	39	262
\$300-350k	158	30	377
\$350-400k	131	30	272
\$400-450K	95	19	182
\$450-500k	88	6	111
\$500-700k	143	22	200
\$700-1 mil	76	7	62
>\$1 million	59	2	34
<hr/> Total	1532	379	4157



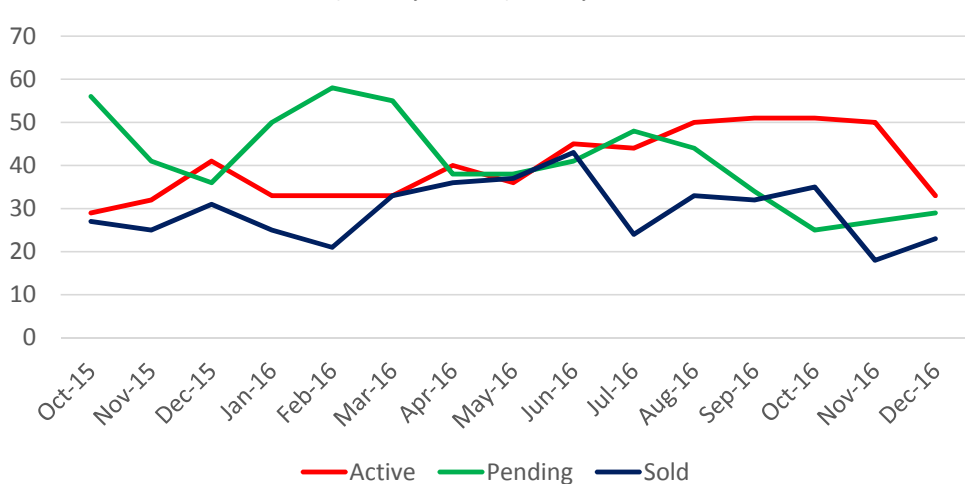
Under \$100,000



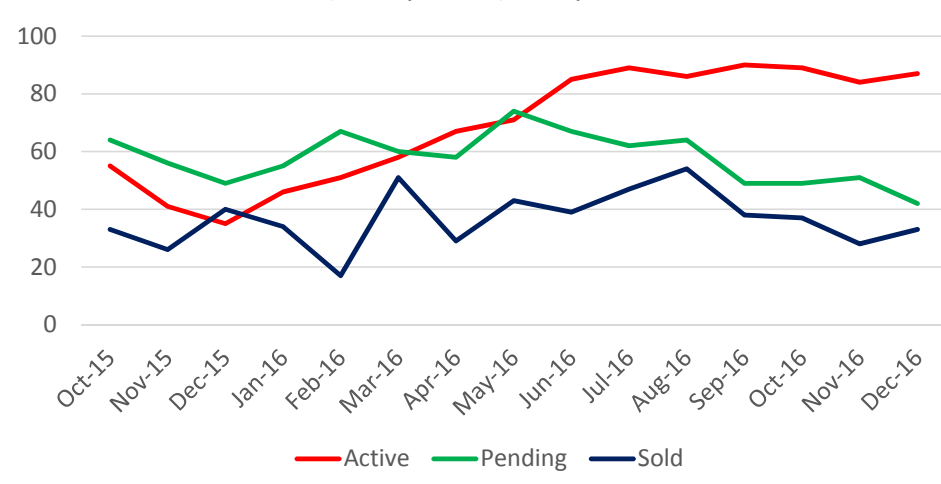
\$100,000-\$125,000



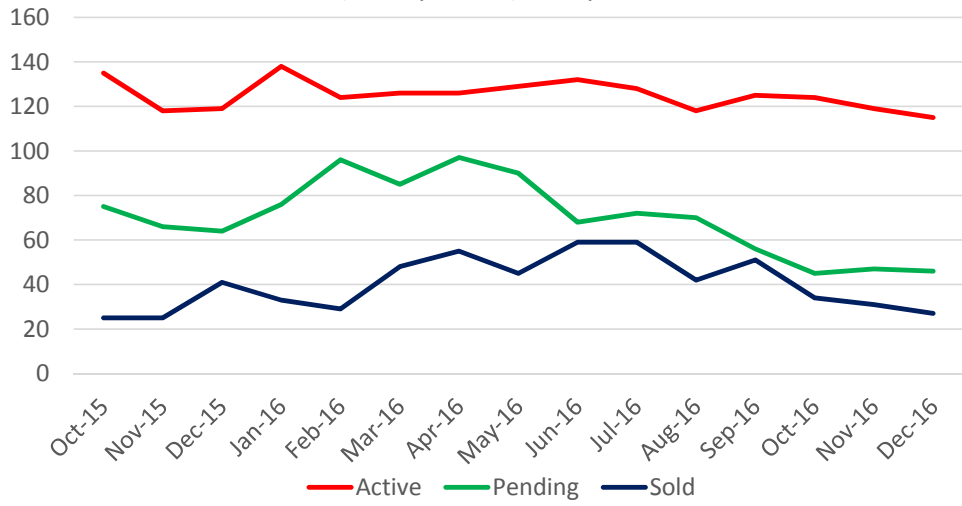
\$125,000-\$150,000



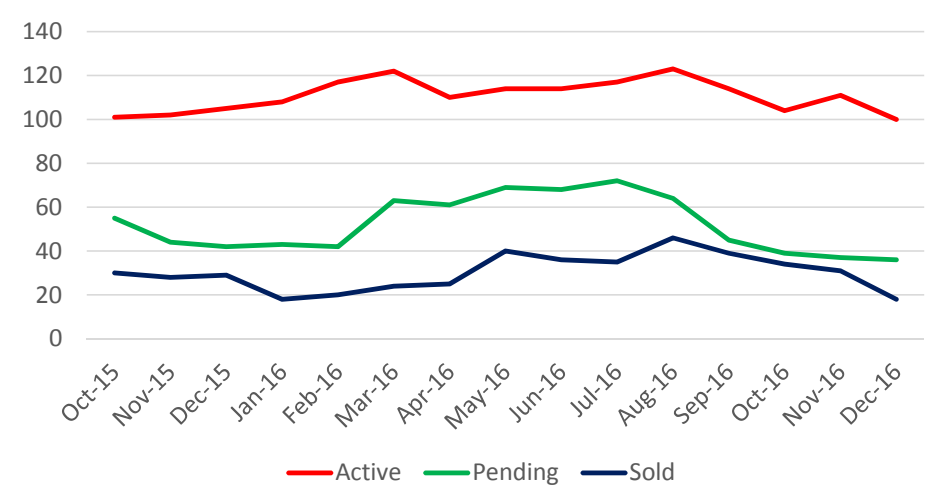
\$150,000-\$175,000



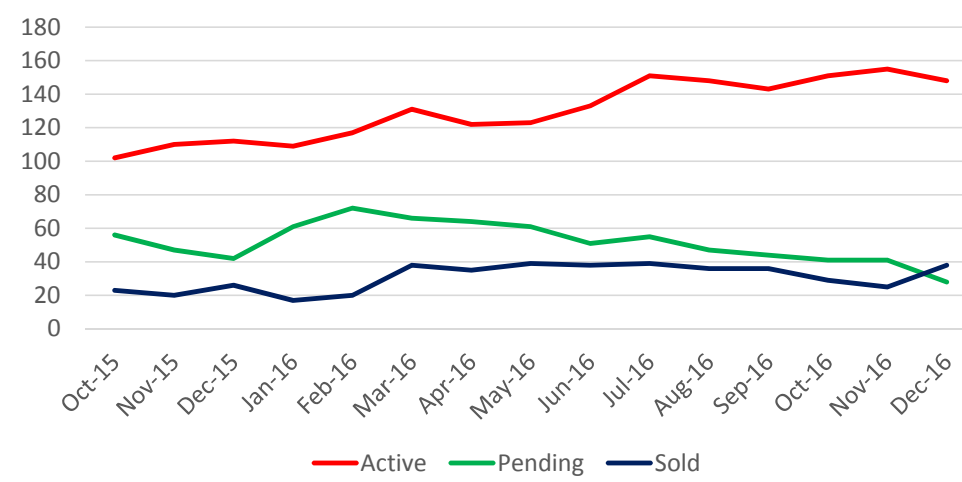
\$175,000-\$200,000



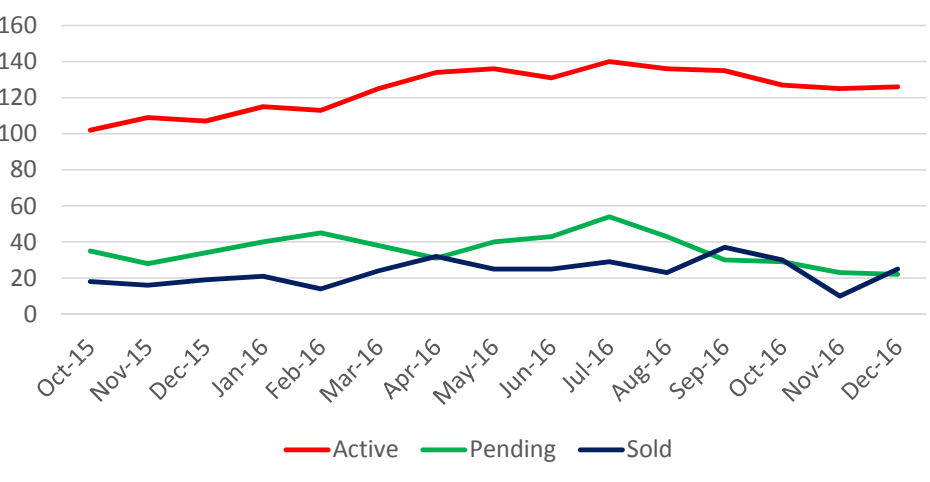
\$200,000-\$225,000



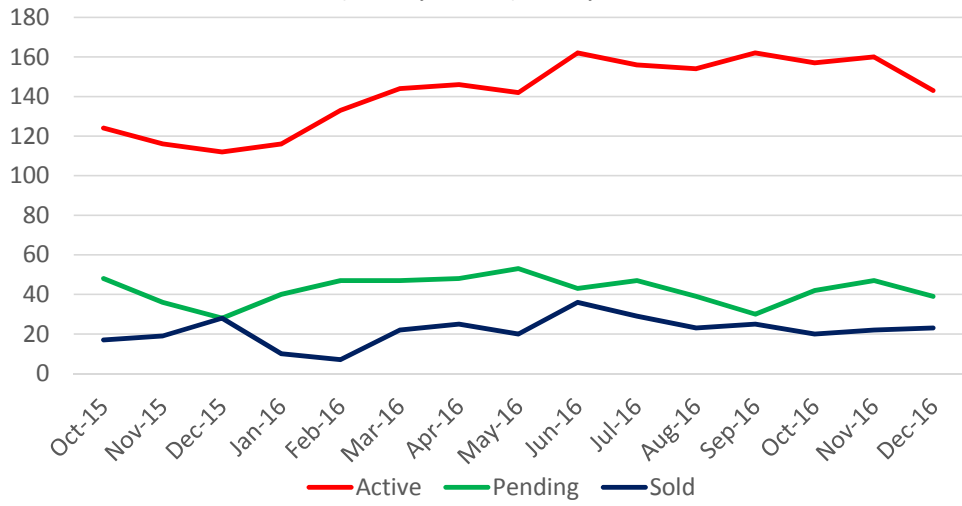
\$225,000-\$250,000



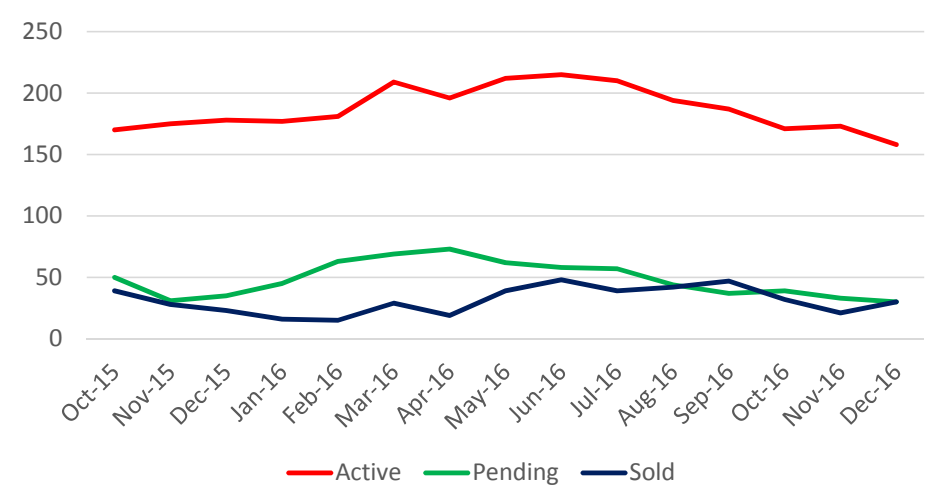
\$250,000-\$275,000



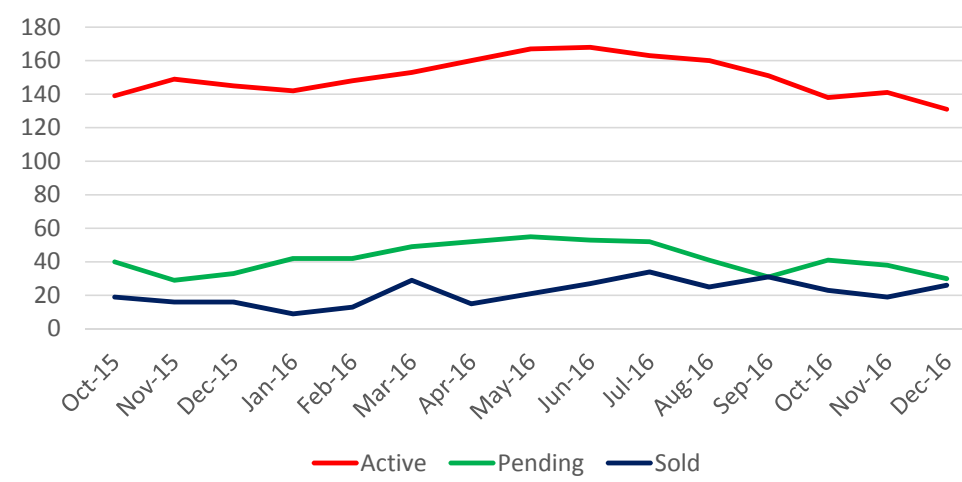
\$275,000-\$300,000



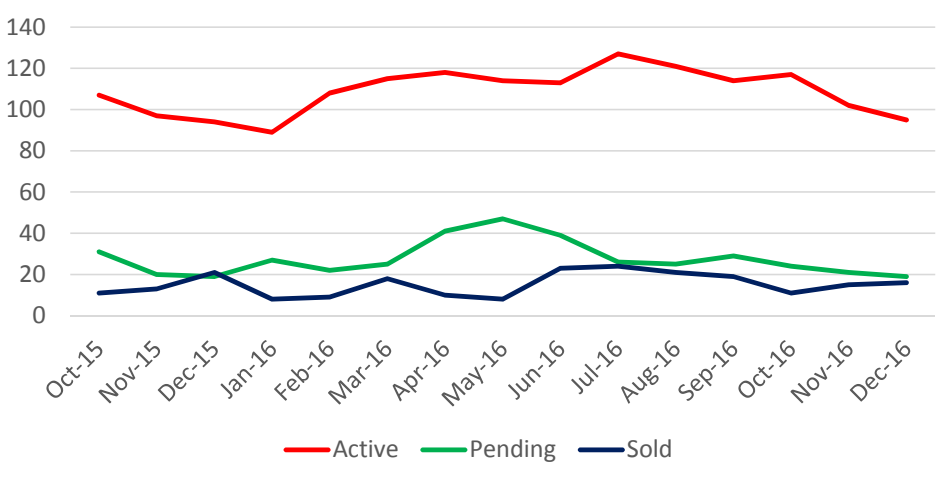
\$300,000-\$350,000



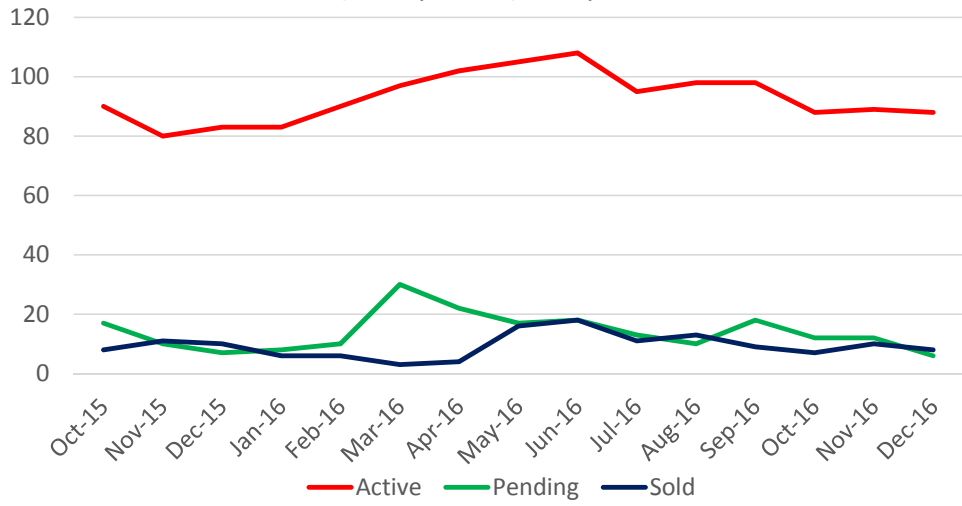
\$350,000-\$400,000



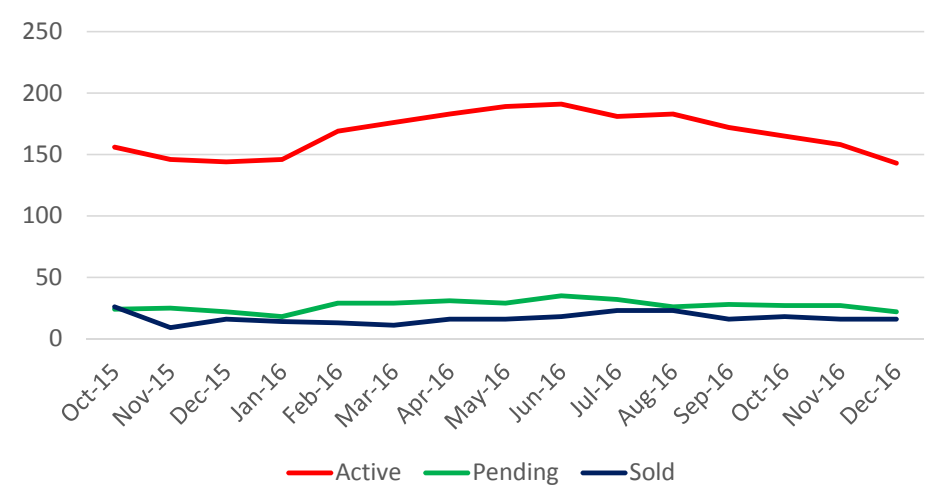
\$400,000-\$450,000



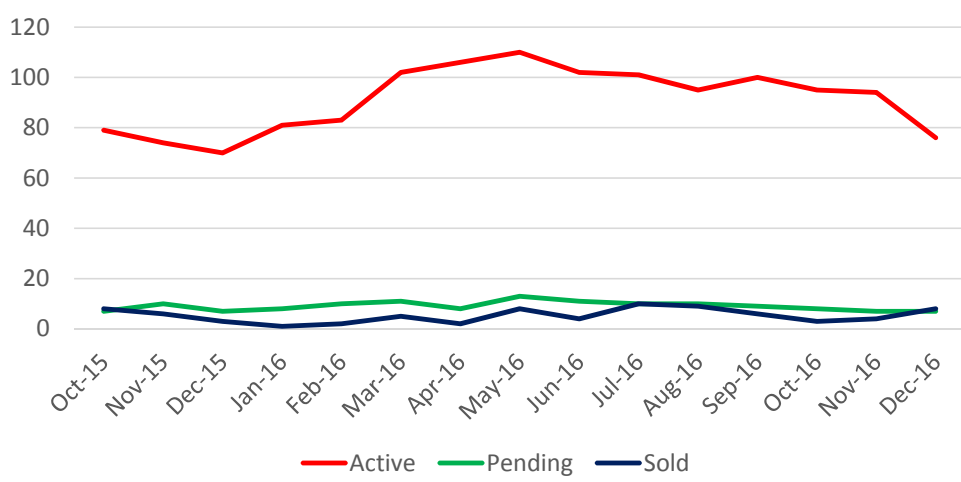
\$450,000-\$500,000



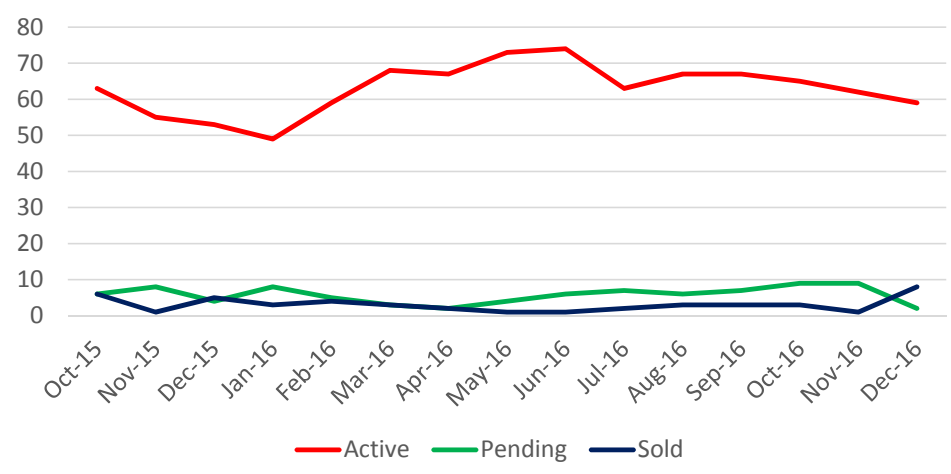
\$500,000-\$700,000



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

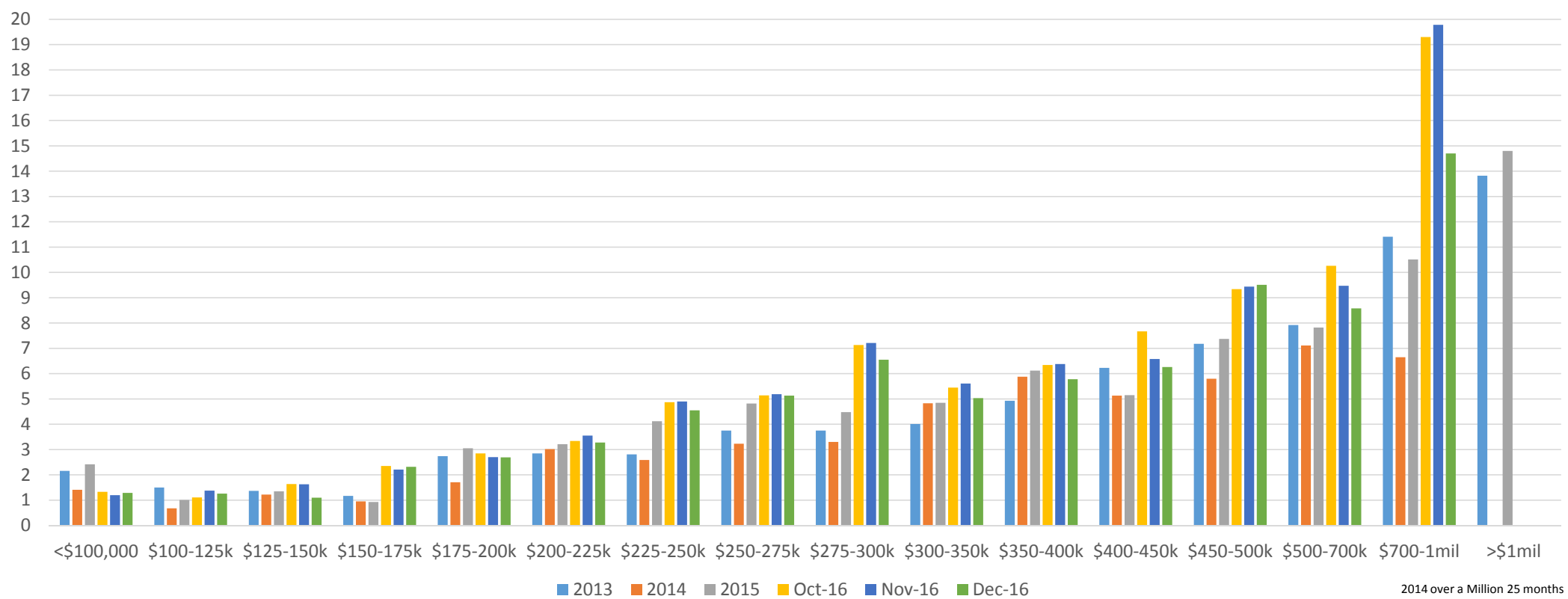


Over \$1,000,000



# Absorption Rates

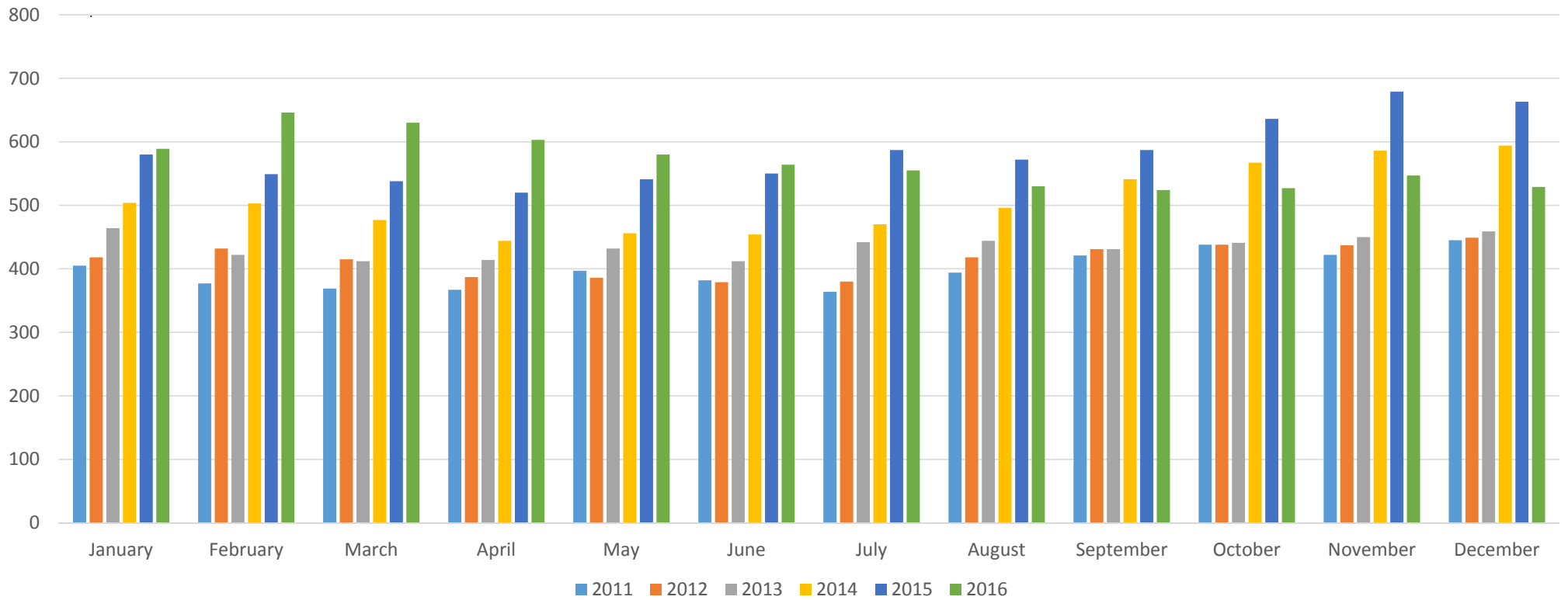
In Months



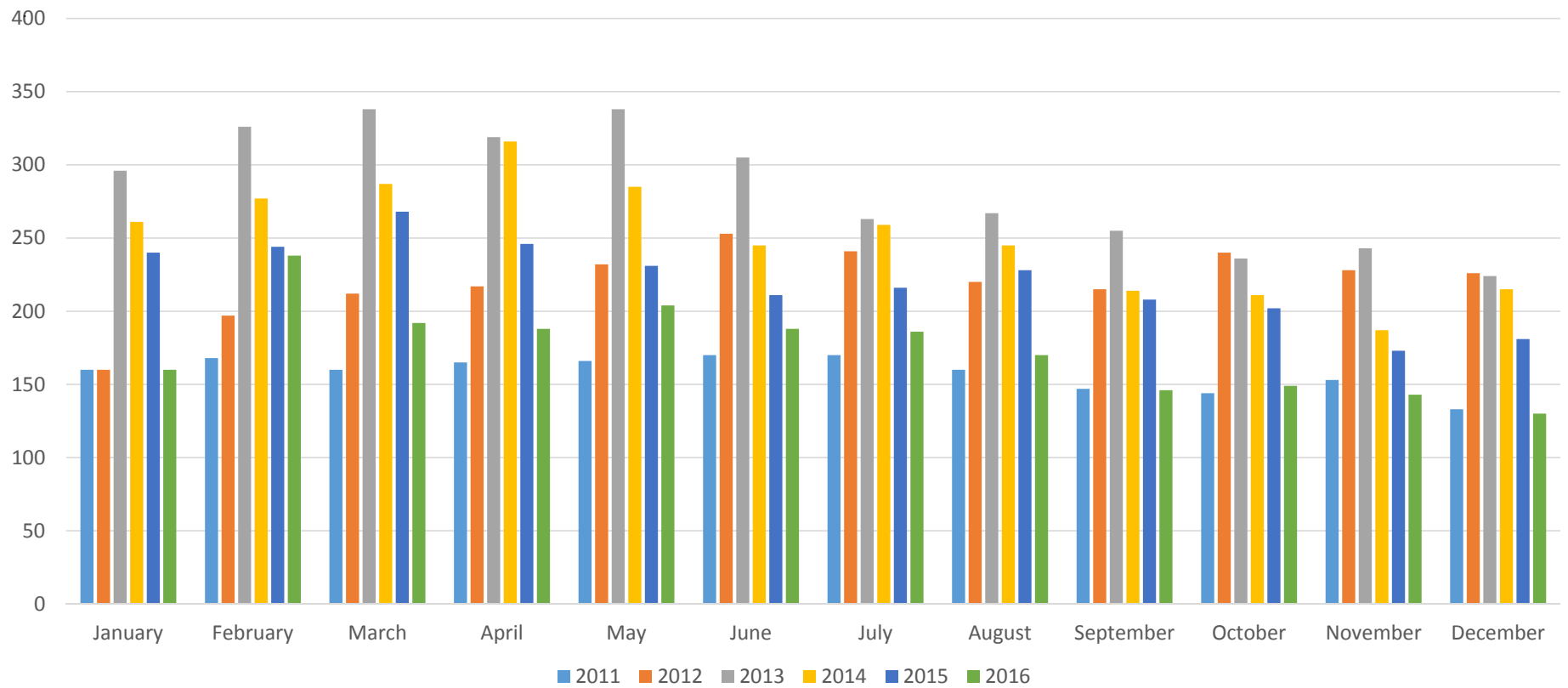
Current New Home Inventory  
vs.  
New Home Sales  
December 2016

	Active Listings	Under Contract	Sold-YTD
<\$200,000	29	24	155
\$200-250	103	24	204
\$250-300	129	26	168
\$300-350	60	10	130
\$350-400	59	21	89
\$400-450	42	10	69
\$450-500	40	3	45
\$500-700	45	7	64
\$700-1 Mil	16	4	17
> 1 Mil	6	1	4
<hr/>			
Total	529	130	945

# New Homes Active

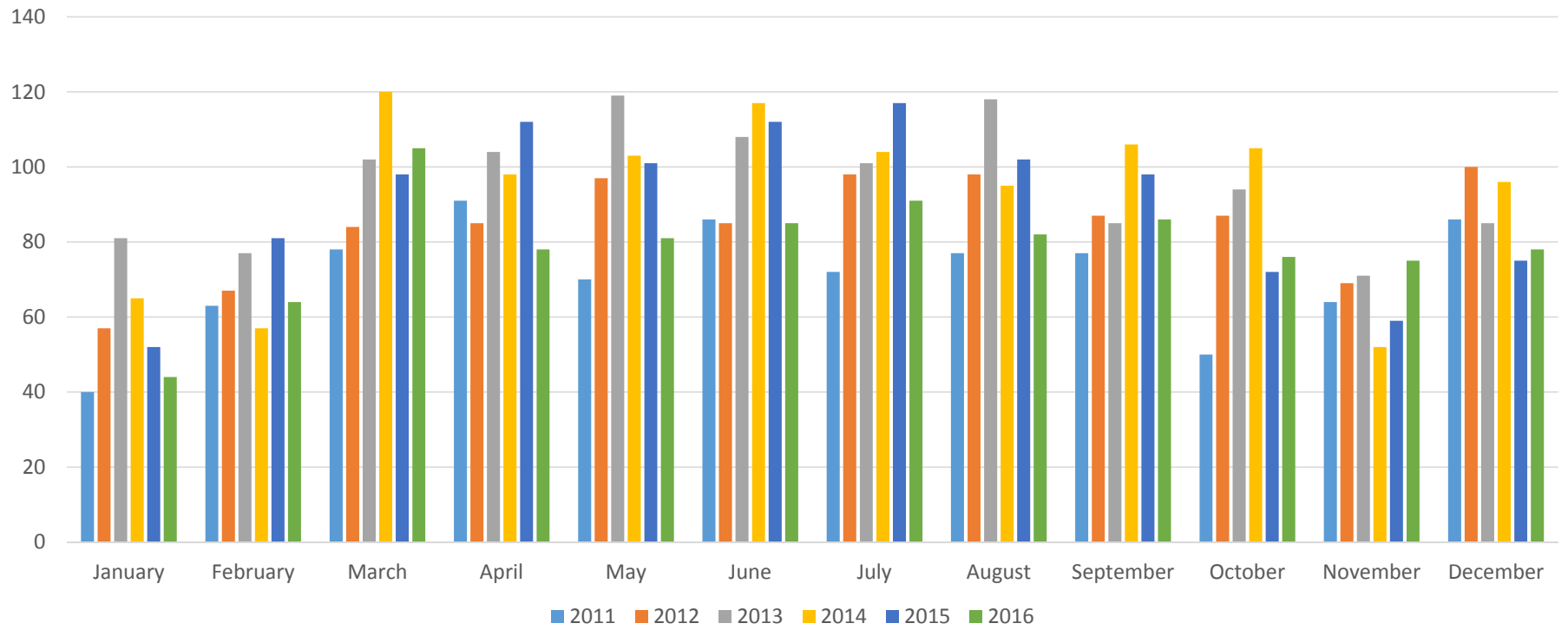


# New Homes Under Contract

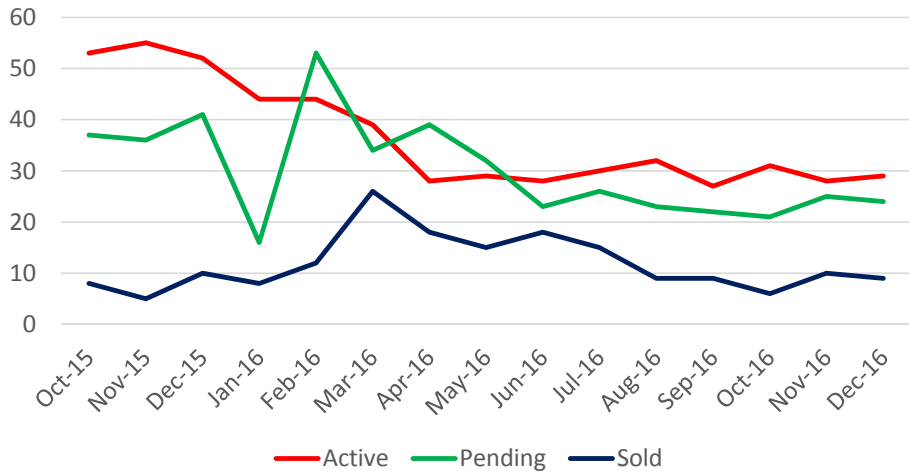




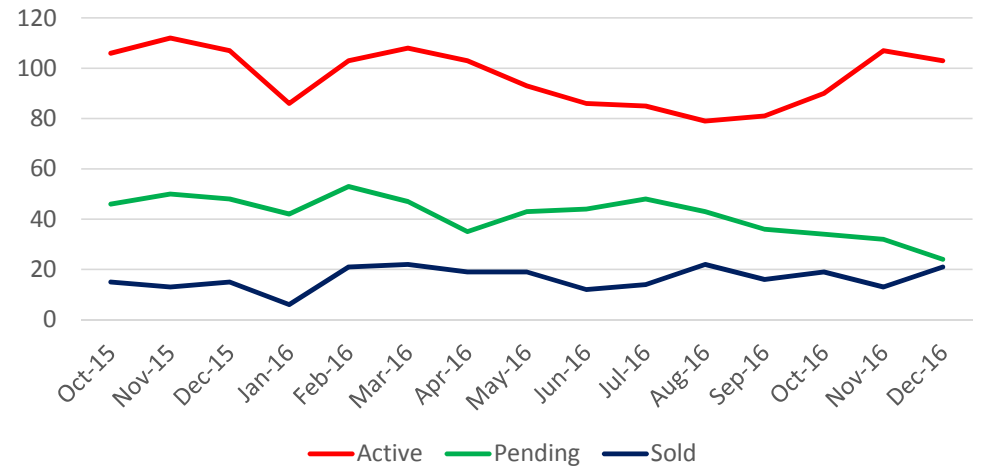
# New Homes Sold



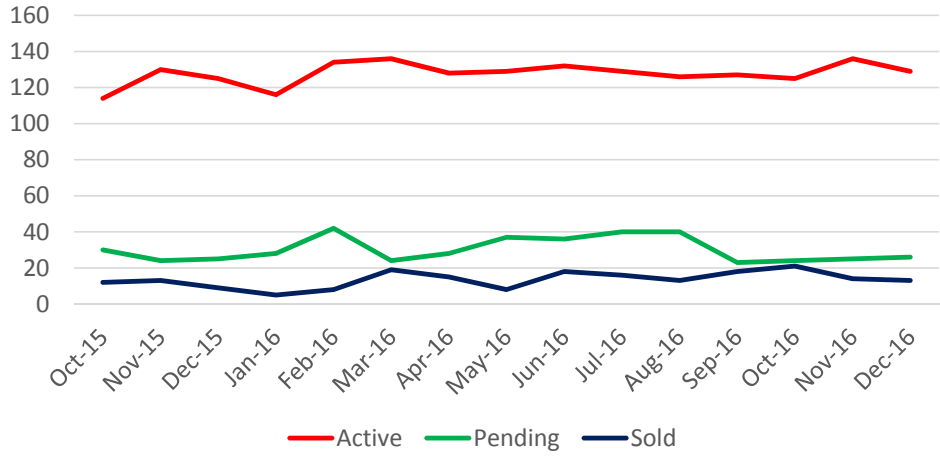
### Under \$200,000



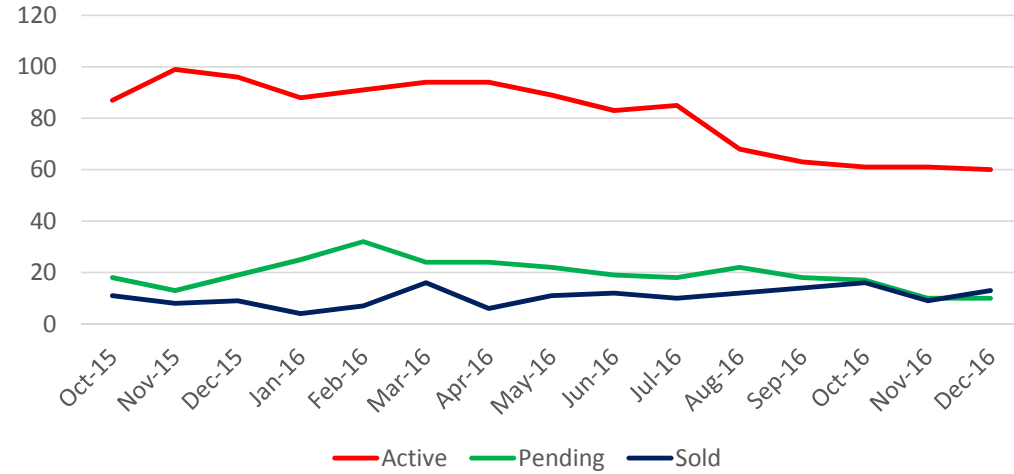
### \$200,000-\$250,000



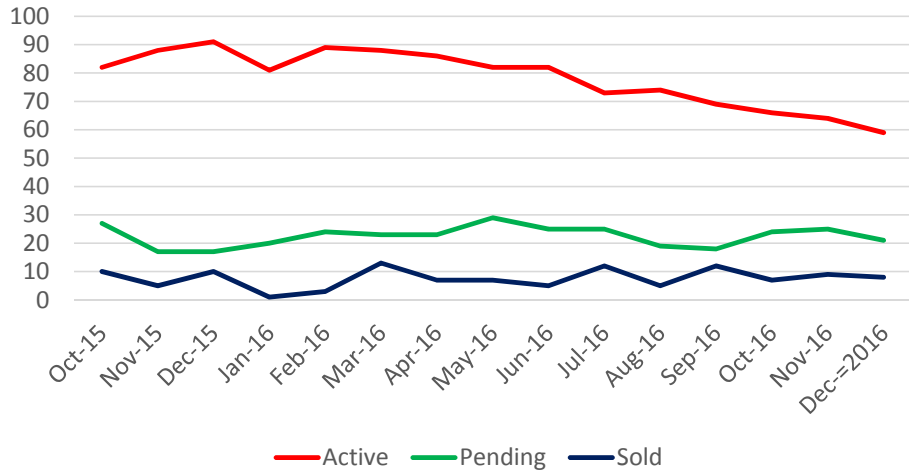
### \$250,000-\$300,000



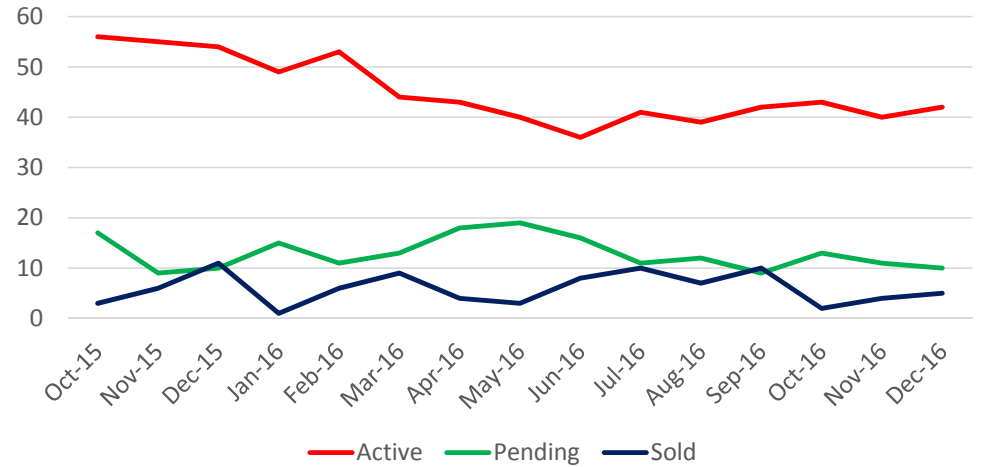
### \$300,000-\$350,000



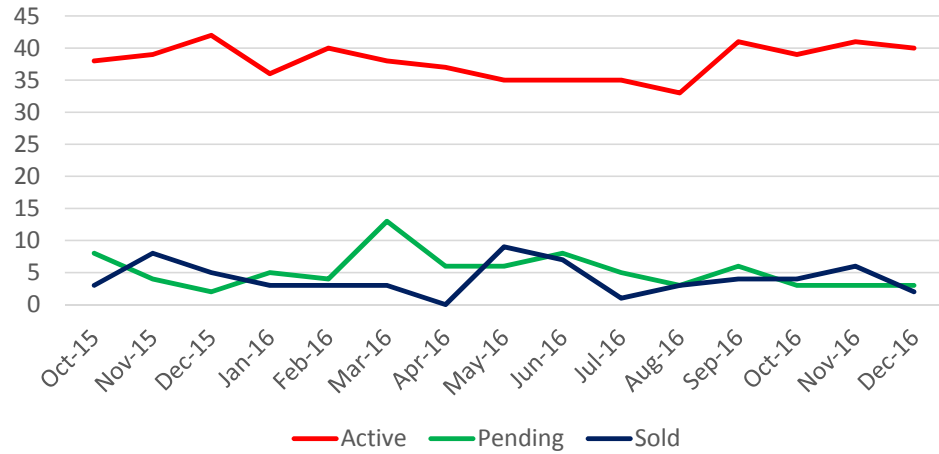
\$350,000-\$400,000



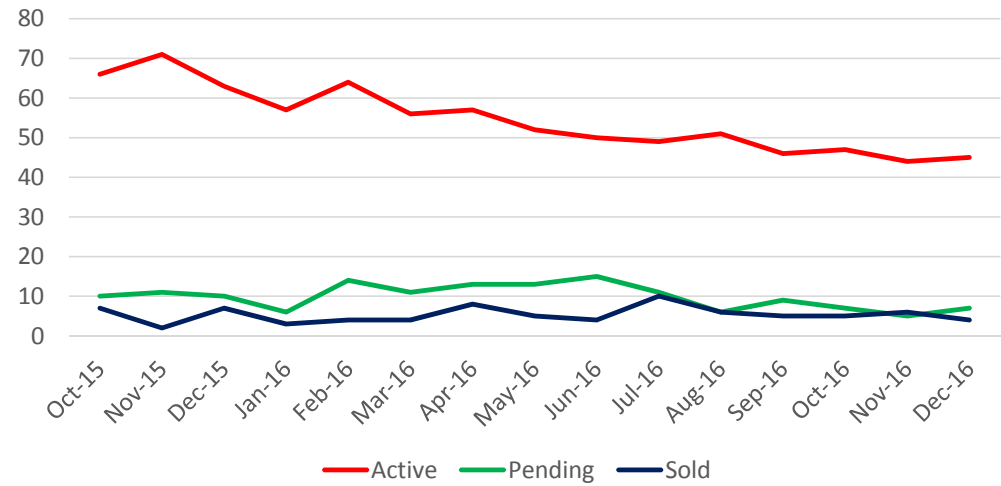
\$400,000-\$450,000



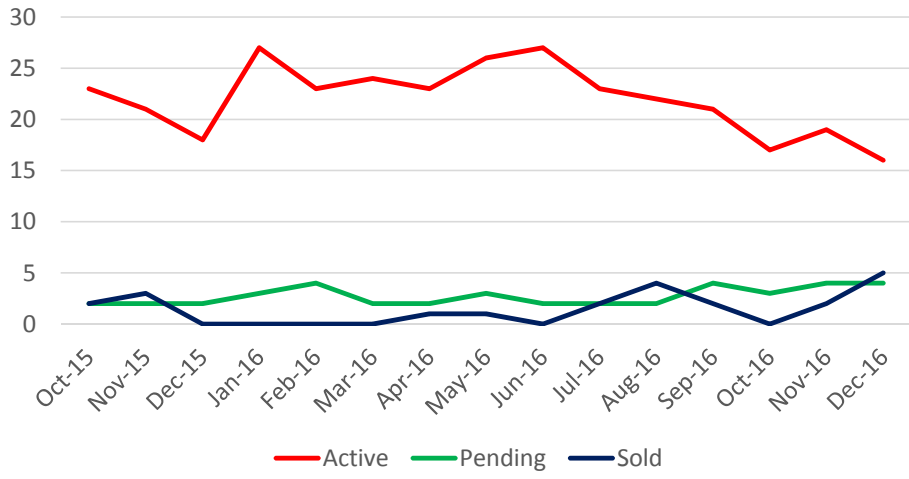
\$450,000-\$500,000



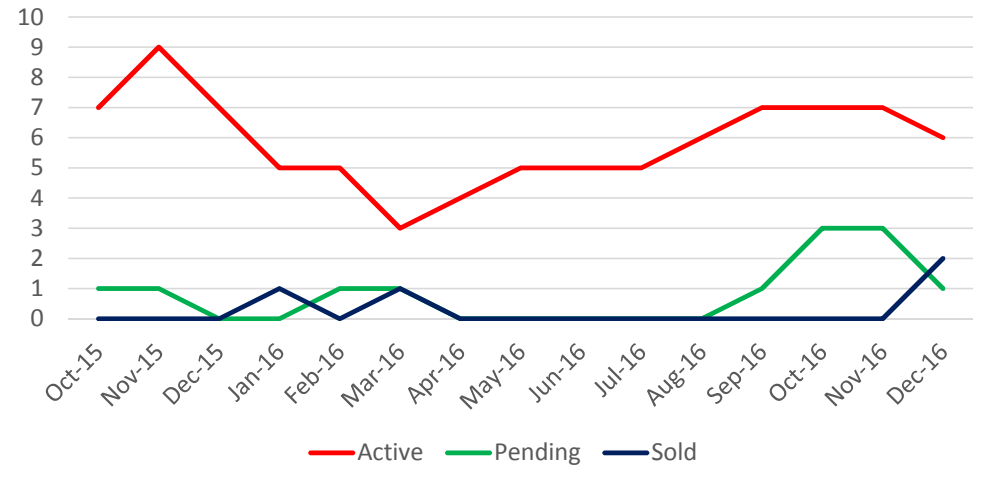
\$500,000-\$700,000



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



Over \$1,000,000



# Absorption Rate New Homes

in months

