



# Preston Report

## Edmond Real Estate Market February 2016

Prepared by

**Brian Preston**

RE/MAX Associates



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

[bpreston88@sbcglobal.net](mailto:bpreston88@sbcglobal.net)

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

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

# Edmond Real Estate

## 2017 Residential Homes

	Active	Pending	Sold
January	1563	539	223
February	1654	686	241
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
		Total	464

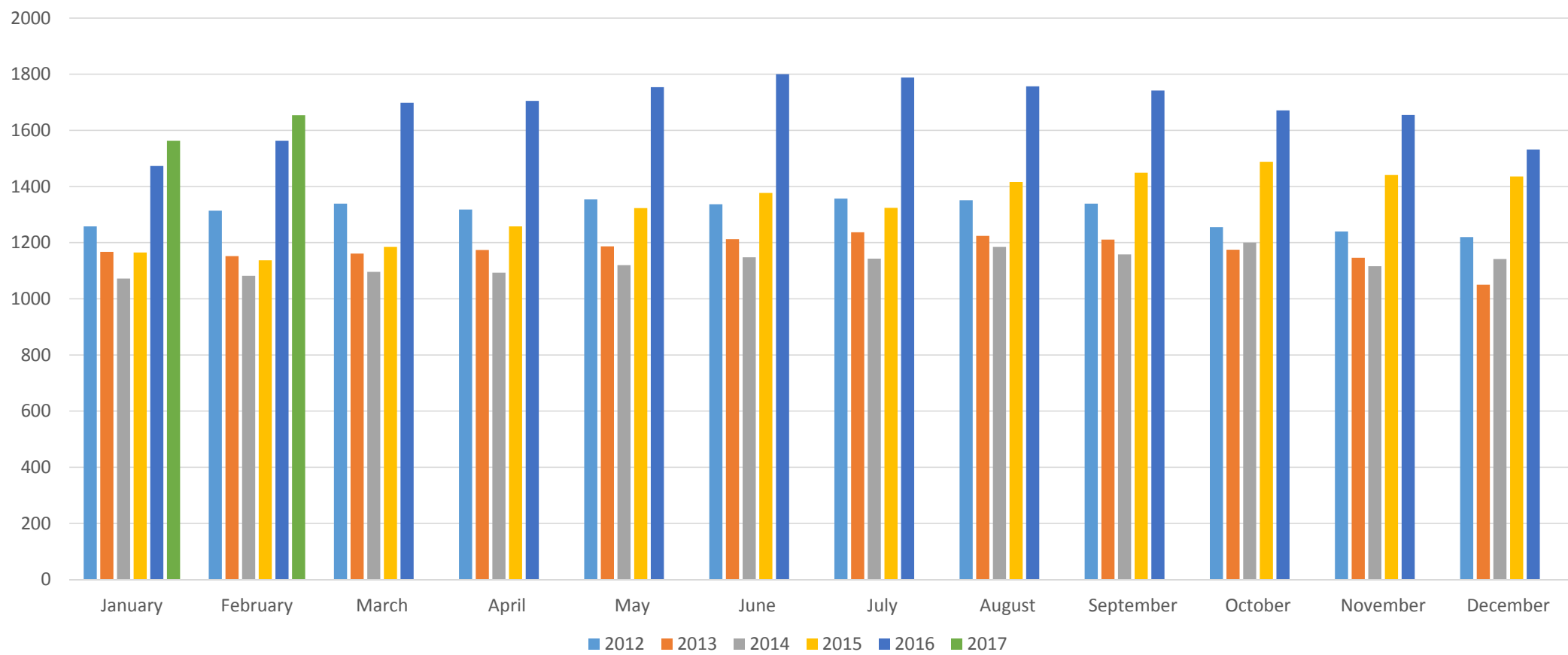
Preston Report

Based on information from MLSOK.com for the period (01/01/17) through (02/28/17) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

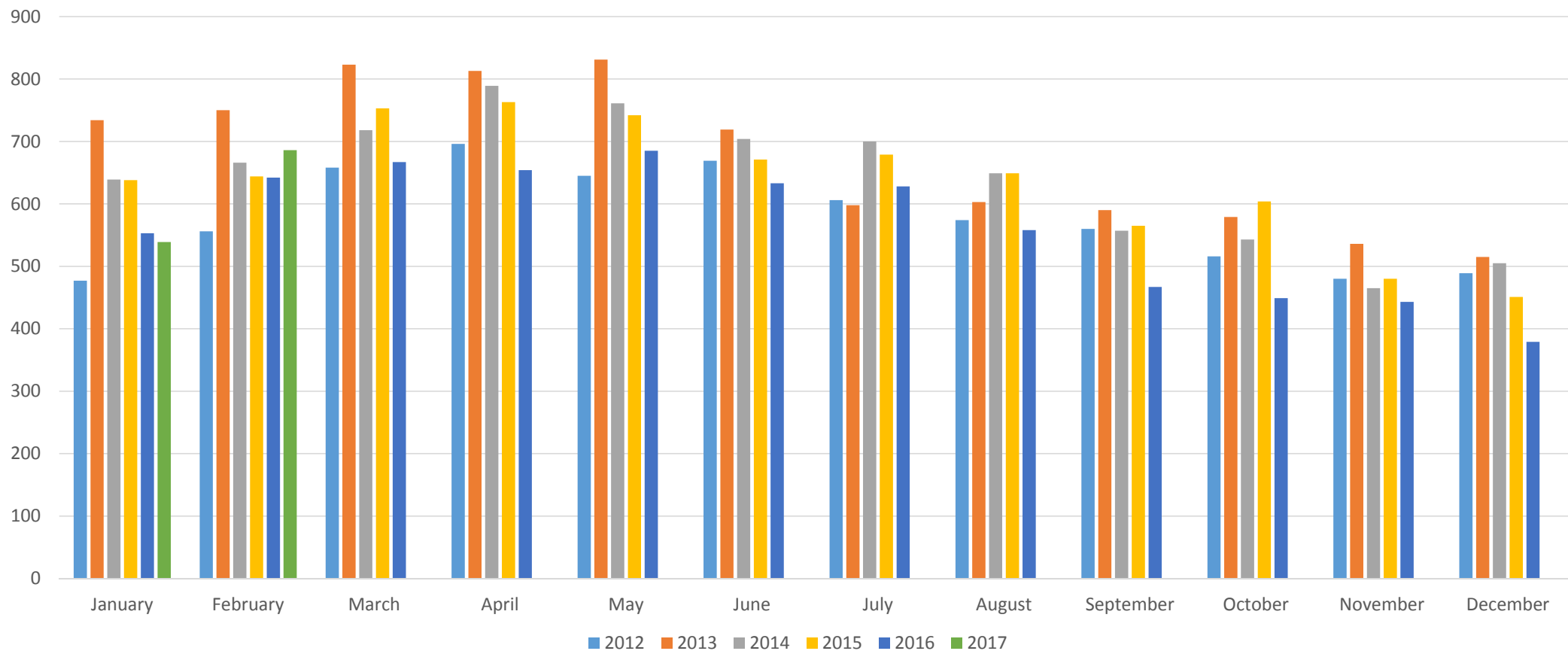
# Average Sales Price & Sales Volume

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$269,493	\$60,096,939	\$335,095	\$19,435,510
Feb.	\$249,973	\$60,243,493	\$317,237	\$19,668,694
March				
April				
May				
June				
July				
August				
Sept.				
Oct.				
Nov.				
Dec.				
Total	\$259,354	\$120,340,432	\$325,868	\$39,104,204

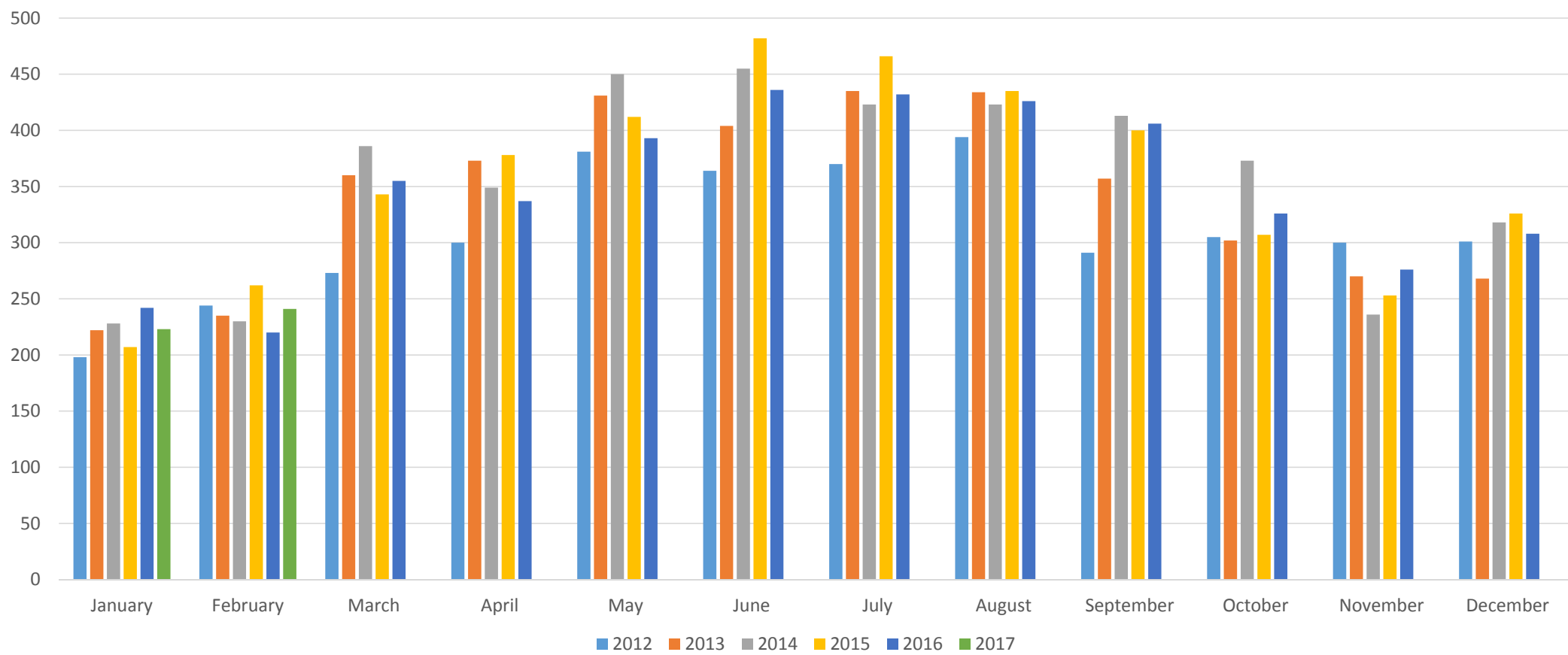
# Active Listings



# Under Contract



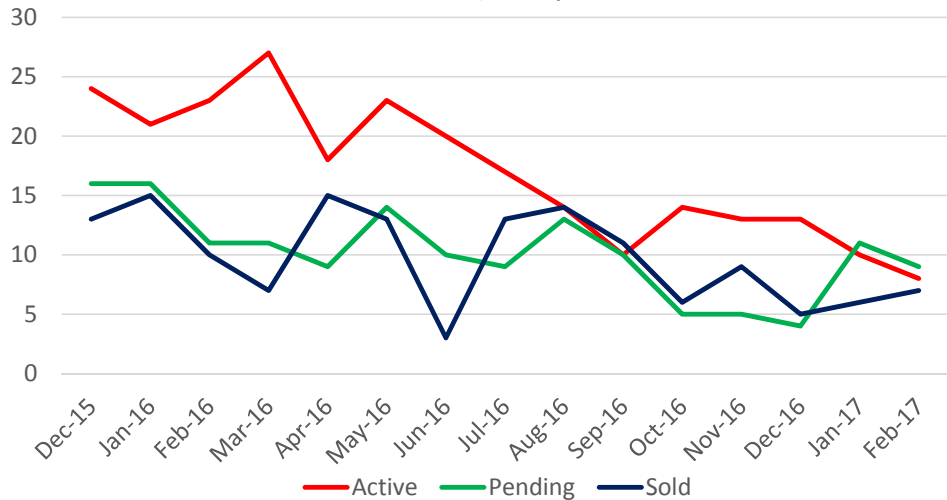
# Sold



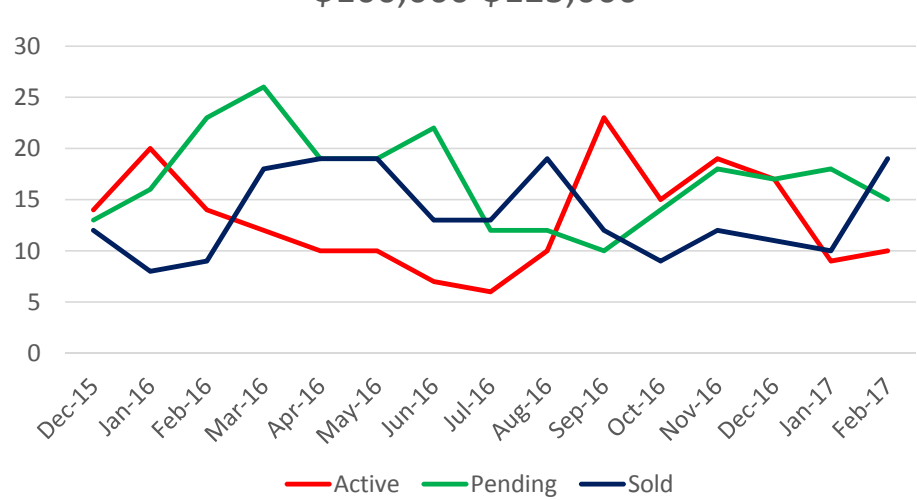
# Current Inventory vs. Homes Sold Edmond – February 2017

	Active	Pending	Sold YTD
<\$100,000	8	9	13
\$100-125k	10	15	29
\$125-150k	39	37	41
\$150-175k	51	75	50
\$175-200k	119	72	57
\$200-225k	127	75	42
\$225-250k	162	73	37
\$250-275k	130	49	35
\$275-300k	141	47	38
\$300-350k	204	60	39
\$350-400k	154	52	25
\$400-450K	94	38	23
\$450-500k	84	28	7
\$500-700k	163	38	21
\$700-1 mil	98	12	6
>\$1 million	70	6	1
<hr/>			
Total	1654	686	464

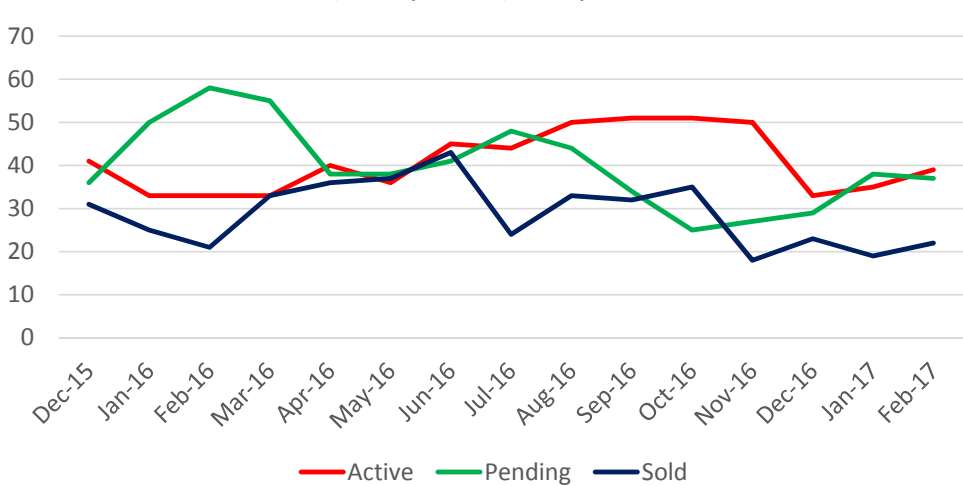
Under \$100,000



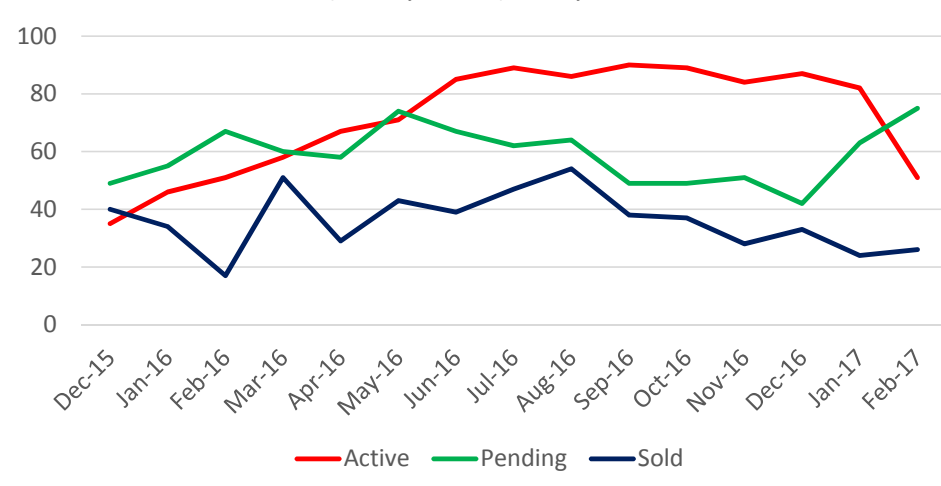
\$100,000-\$125,000



\$125,000-\$150,000

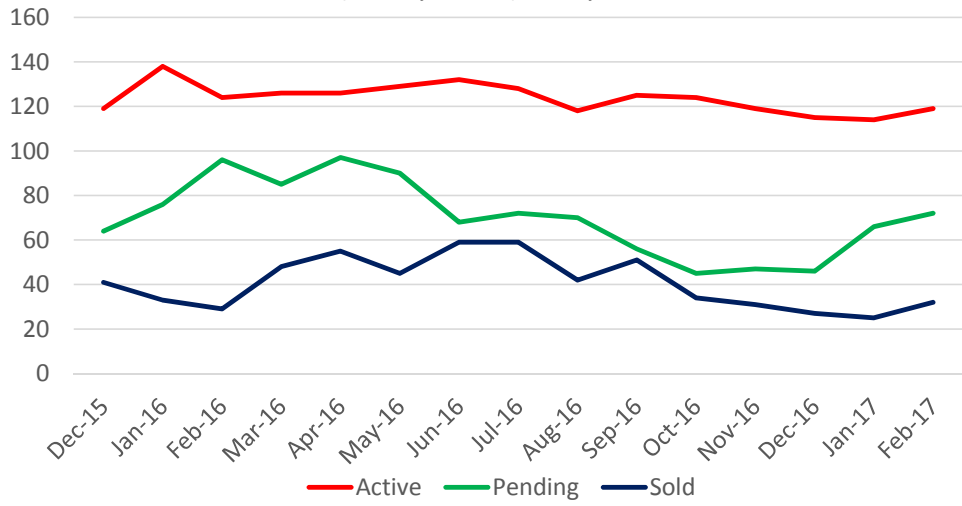


\$150,000-\$175,000

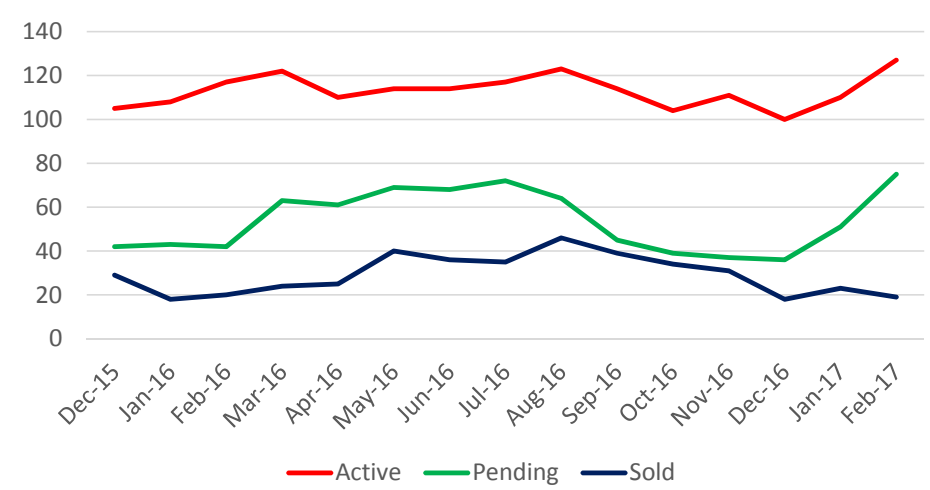




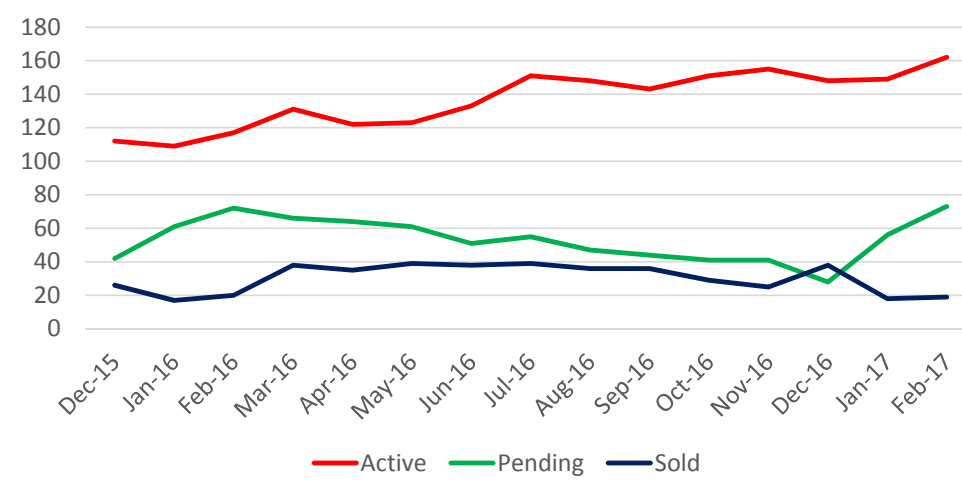
\$175,000-\$200,000



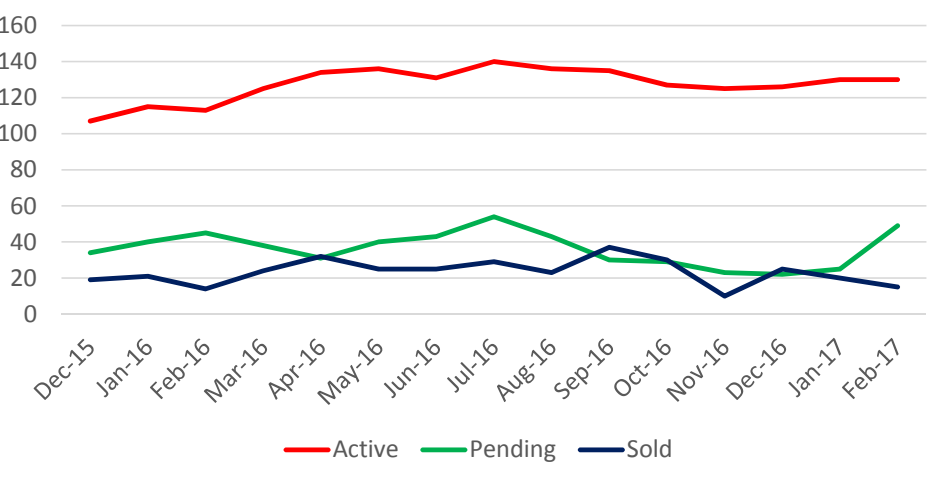
\$200,000-\$225,000



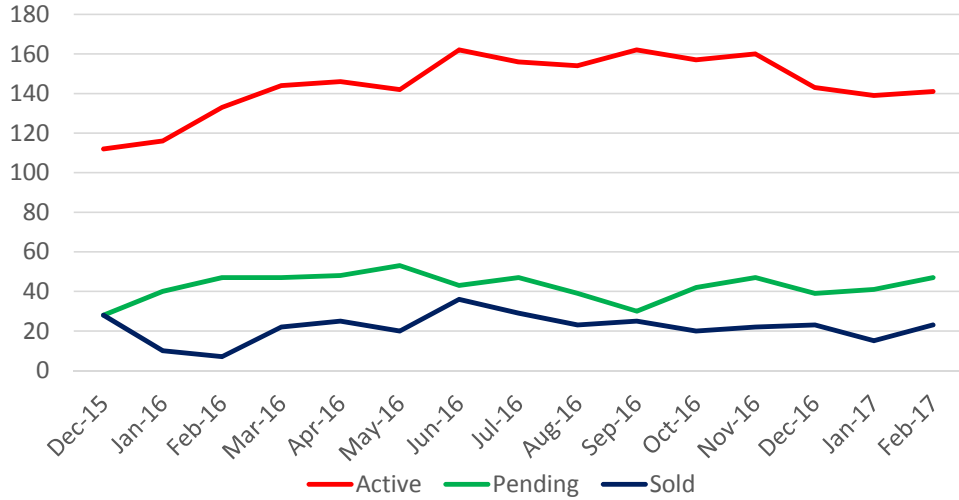
\$225,000-\$250,000



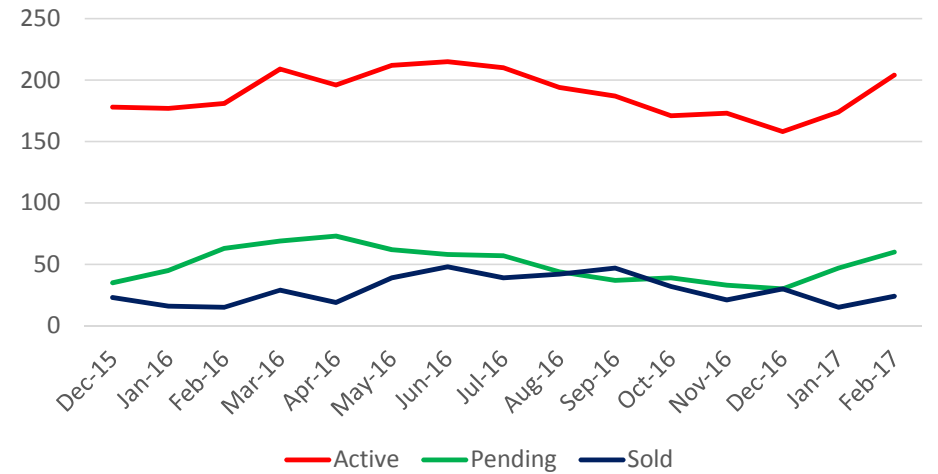
\$250,000-\$275,000



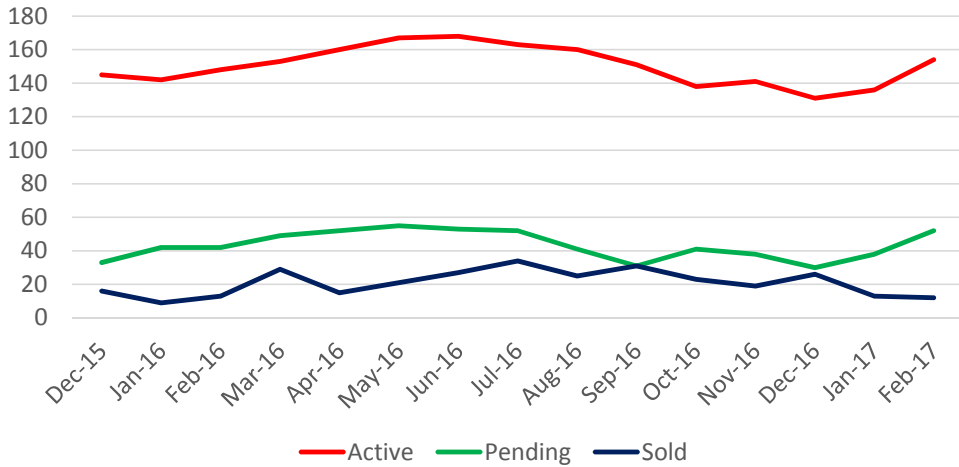
\$275,000-\$300,000



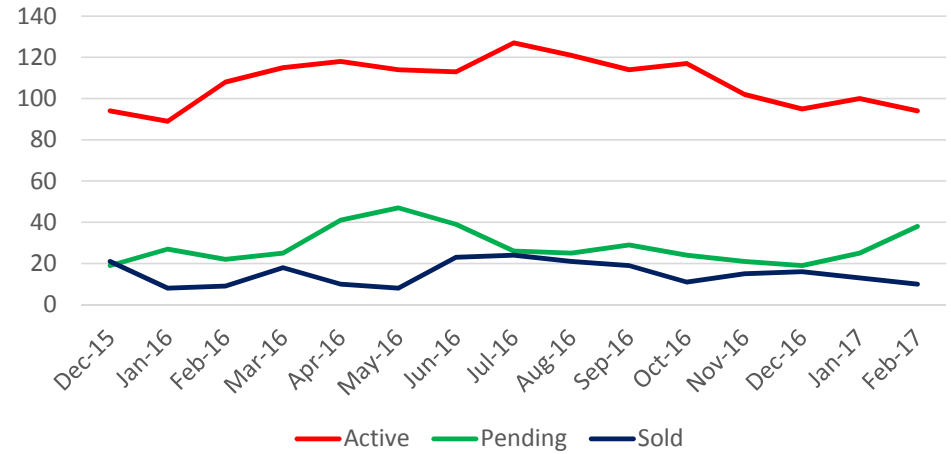
\$300,000-\$350,000



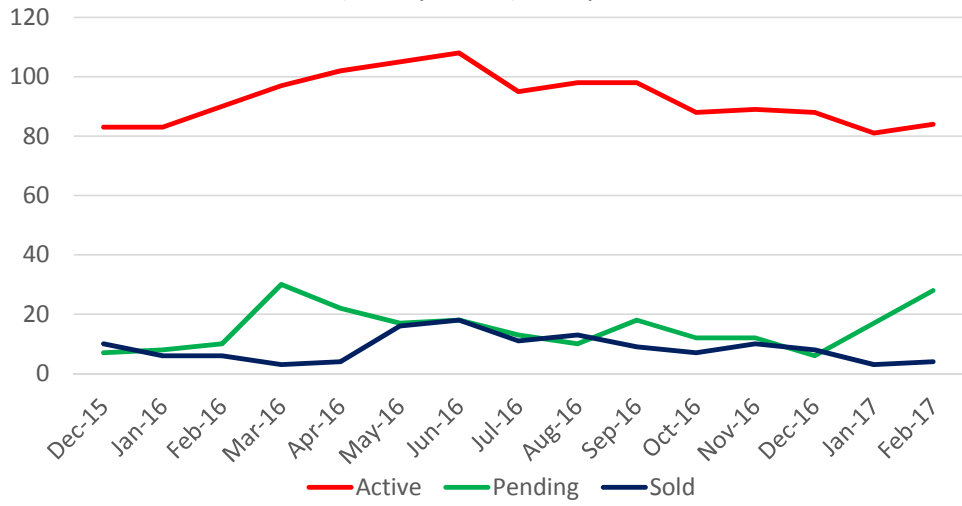
\$350,000-\$400,000



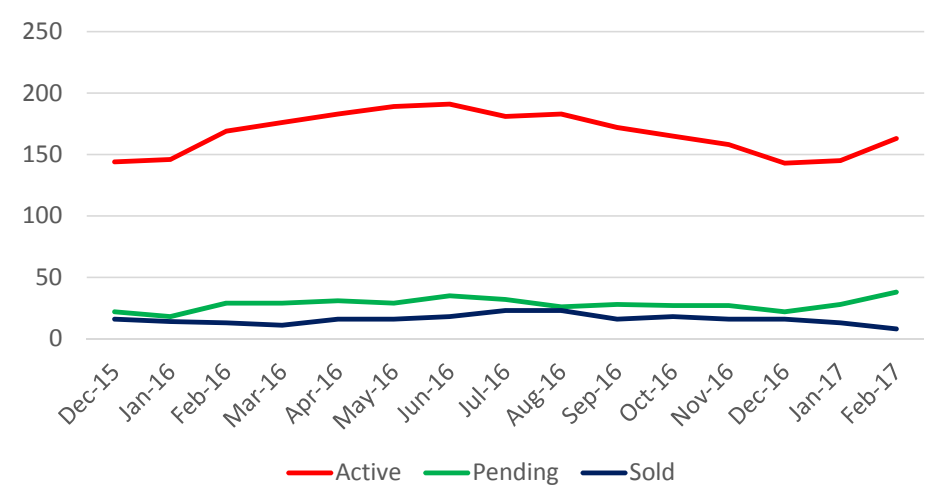
\$400,000-\$450,000



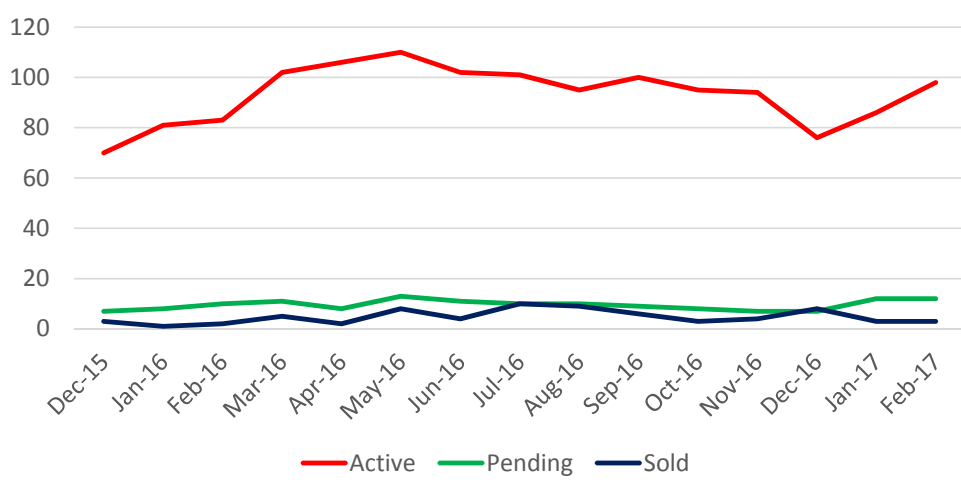
\$450,000-\$500,000



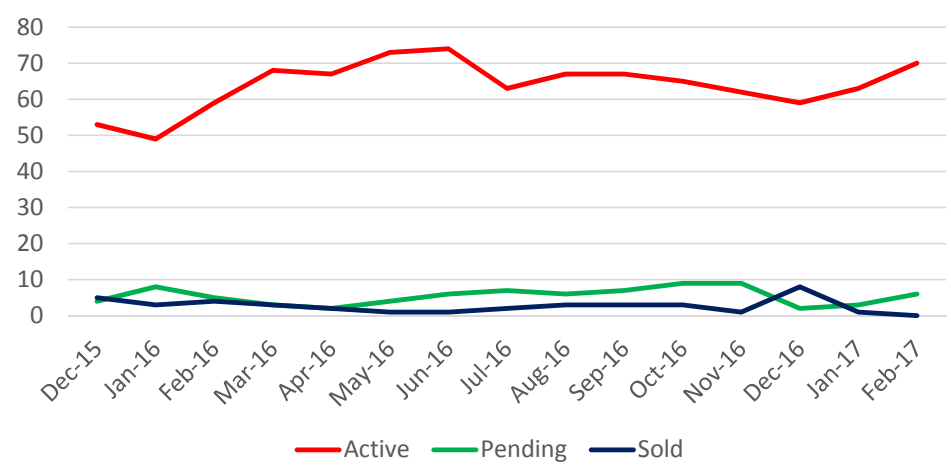
\$500,000-\$700,000



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

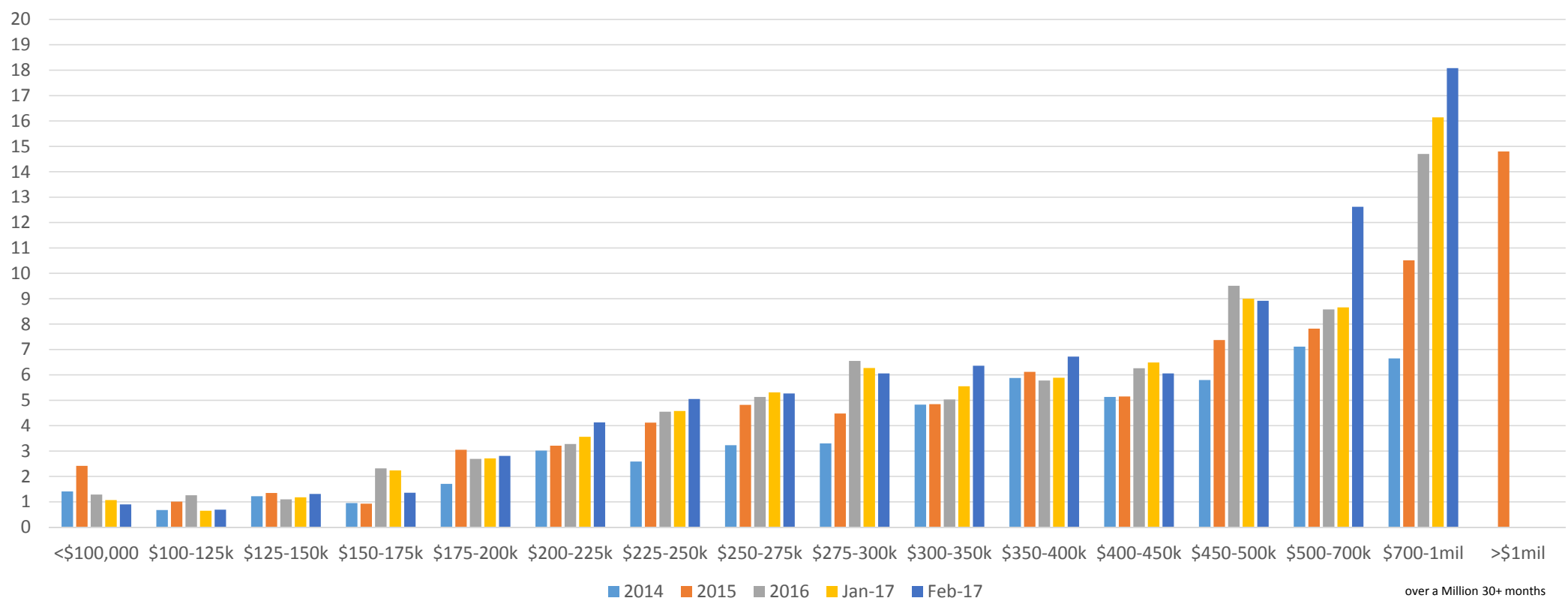


Over \$1,000,000



# Absorption Rates

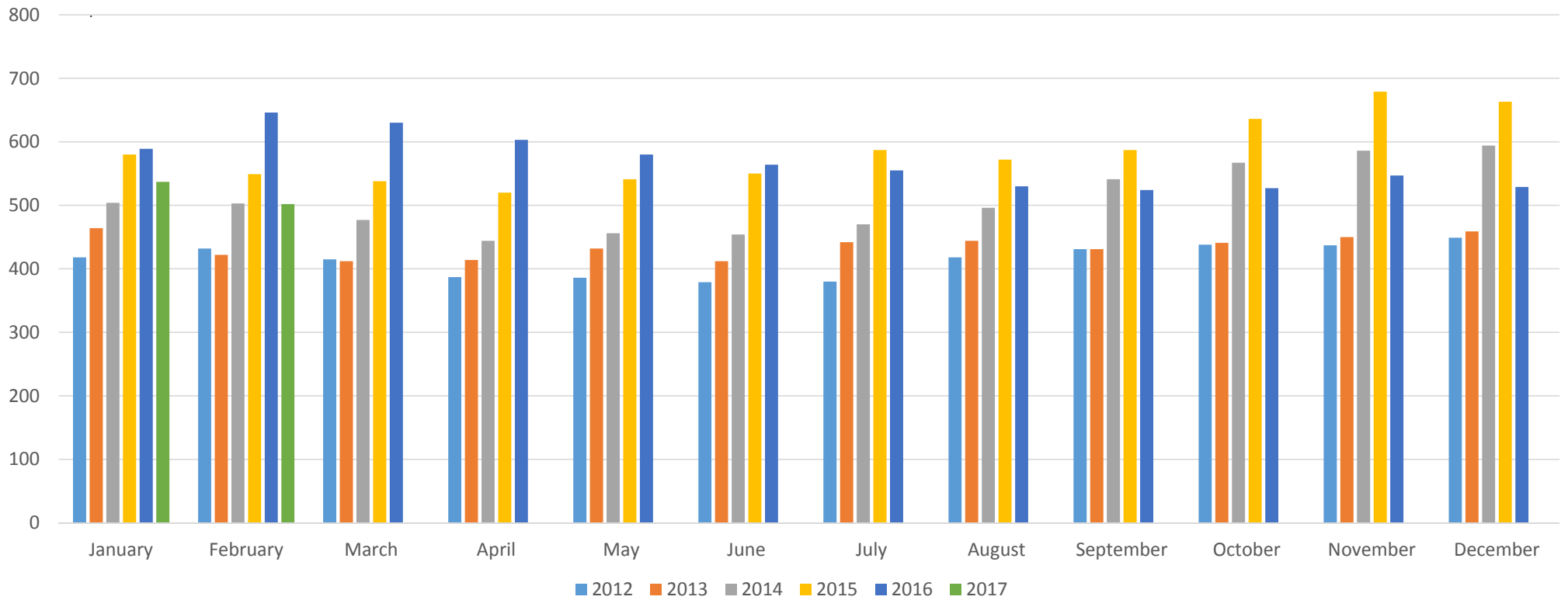
In Months



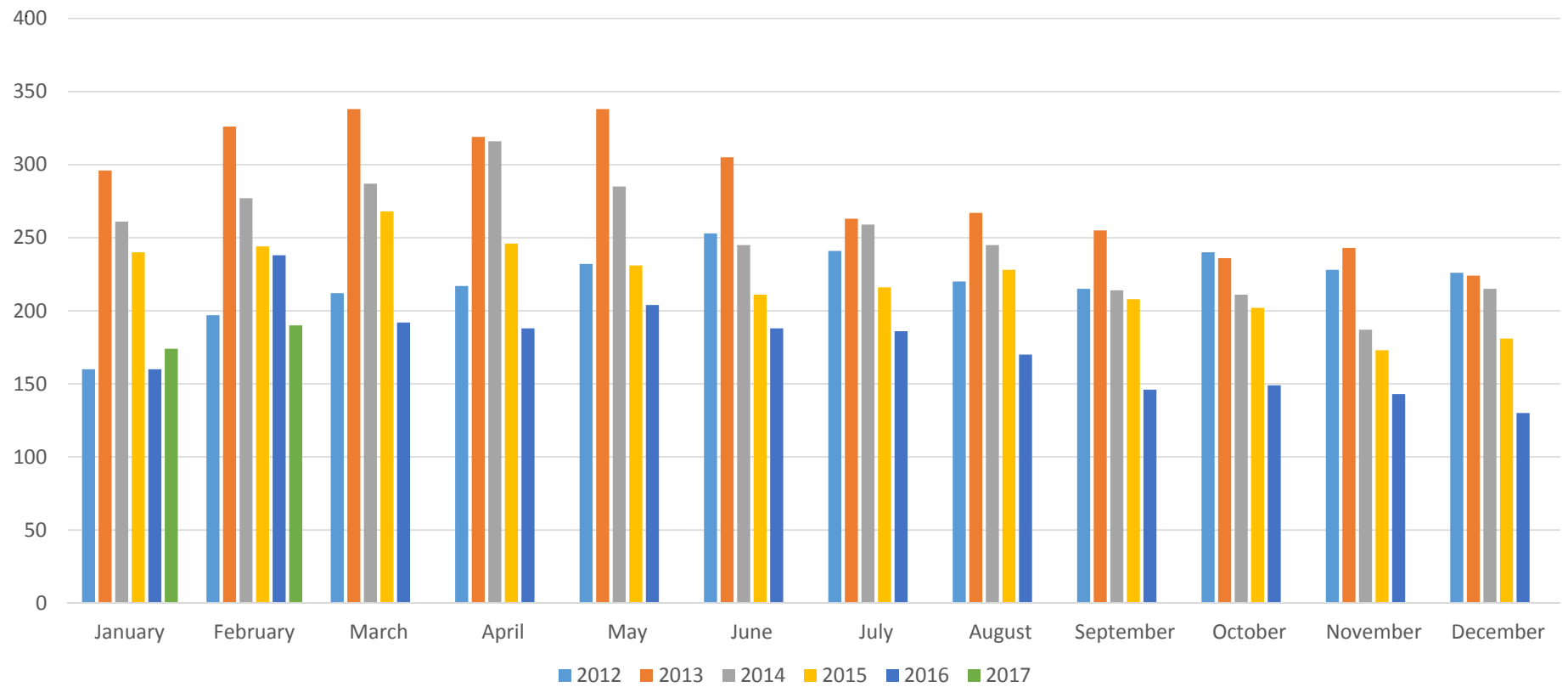
Current New Home Inventory  
vs.  
New Home Sales  
February 2017

	Active Listings	Under Contract	Sold-YTD
<\$200,000	24	16	22
\$200-250	107	41	21
\$250-300	102	31	25
\$300-350	78	29	11
\$350-400	62	25	14
\$400-450	35	19	11
\$450-500	29	11	4
\$500-700	42	14	10
\$700-1 Mil	16	3	1
> 1 Mil	7	1	1
Total	502	190	120

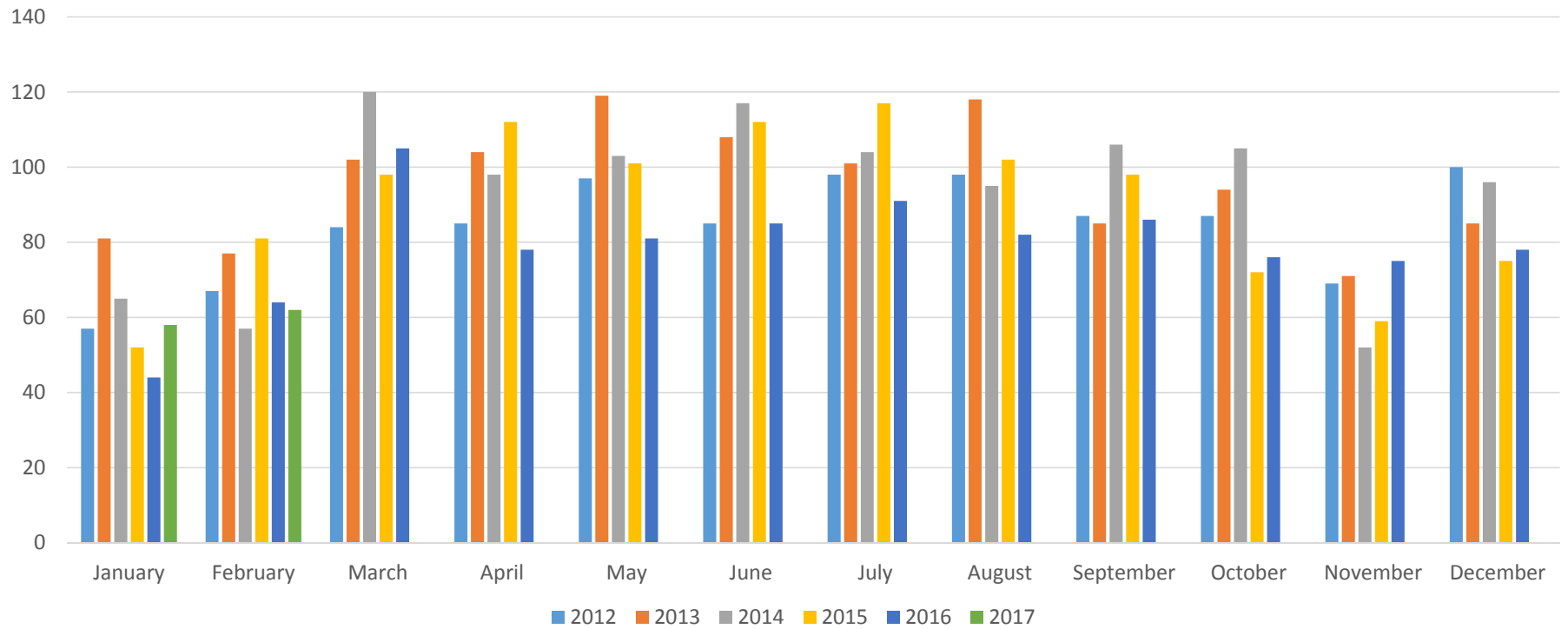
# New Homes Active



# New Homes Under Contract

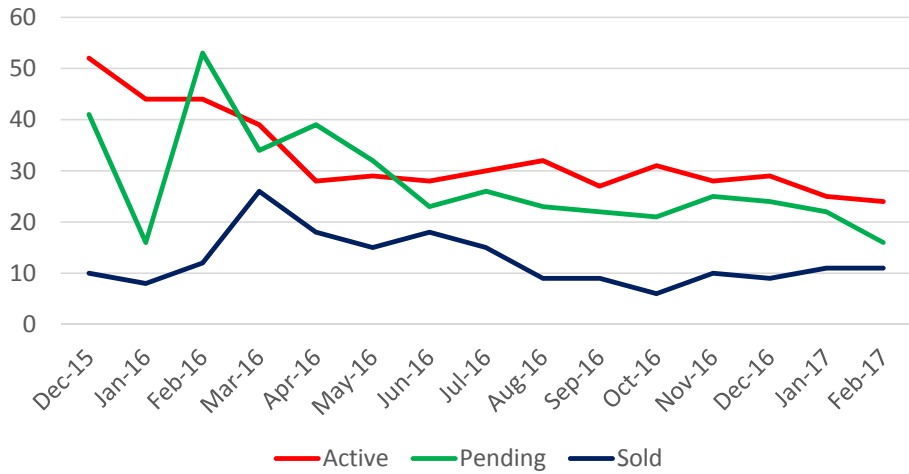


# New Homes Sold

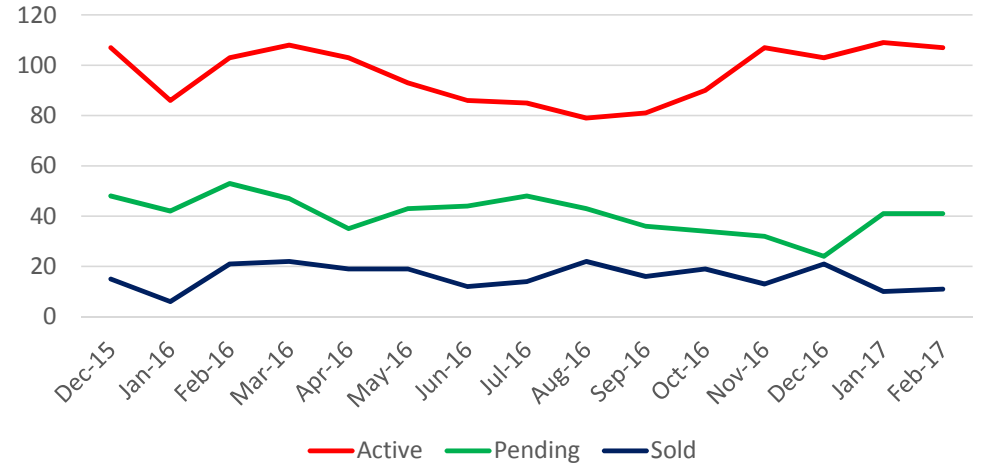




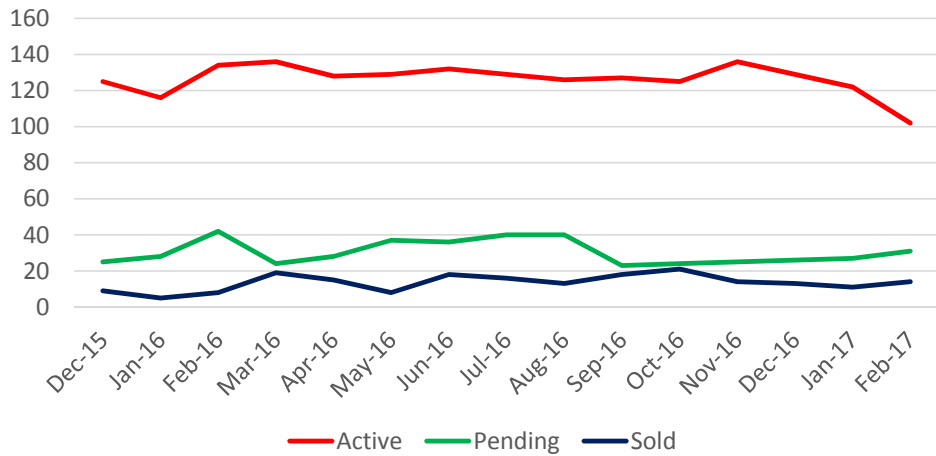
Under \$200,000



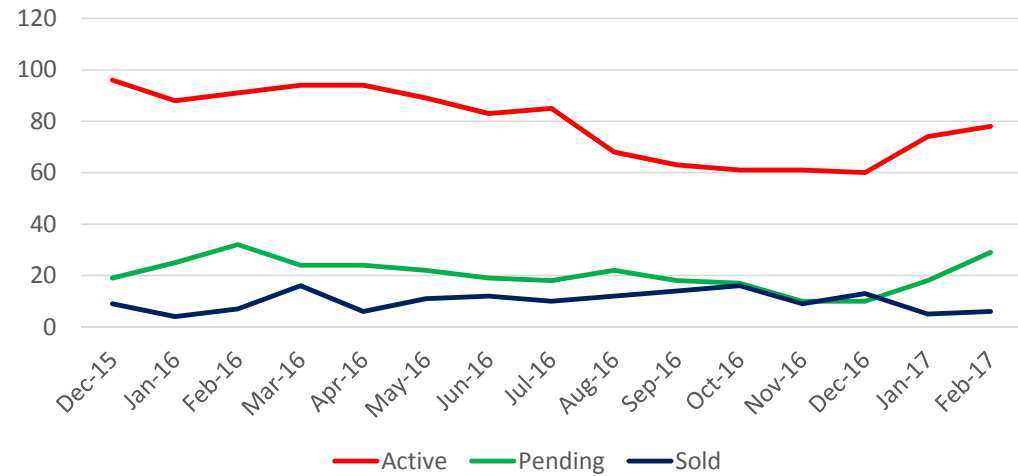
\$200,000-\$250,000



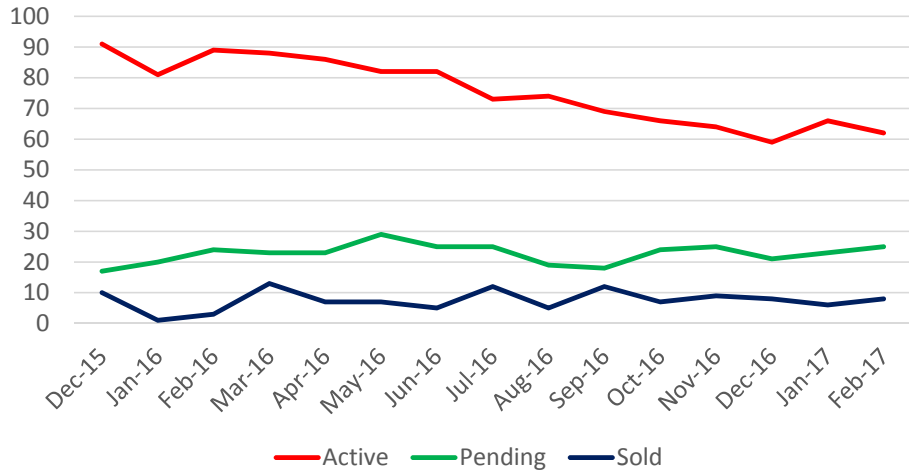
\$250,000-\$300,000



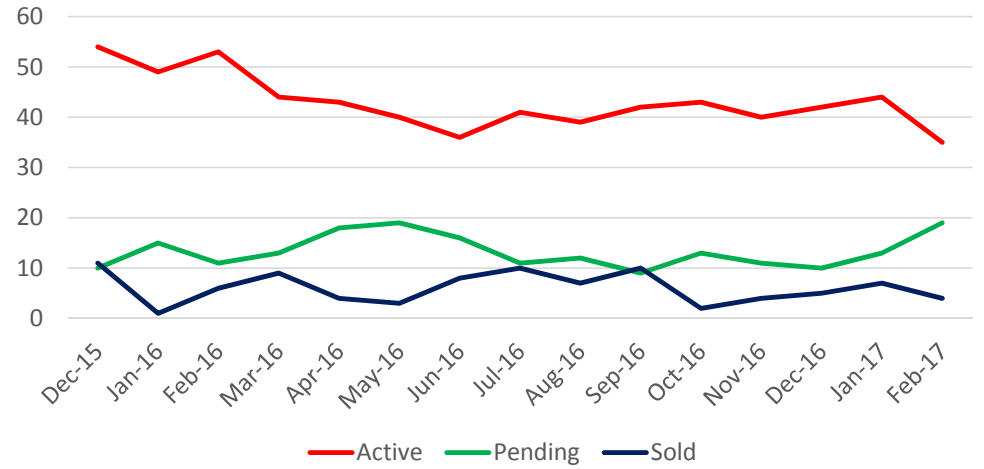
\$300,000-\$350,000



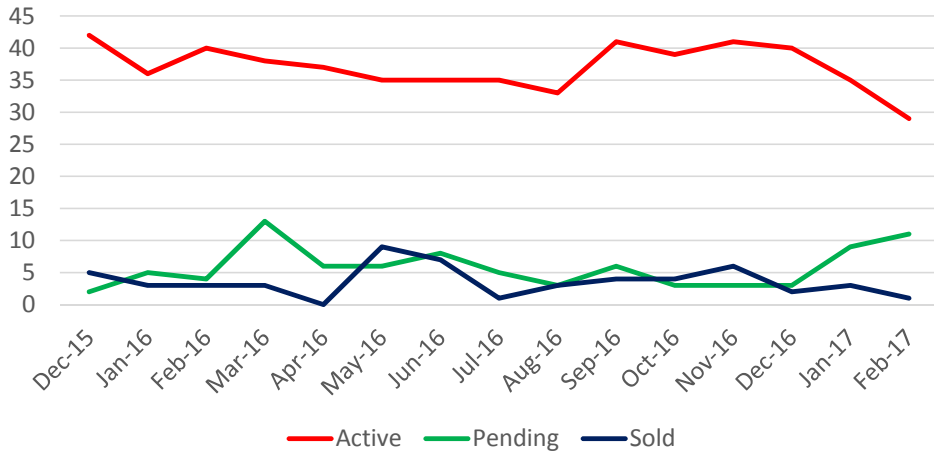
\$350,000-\$400,000



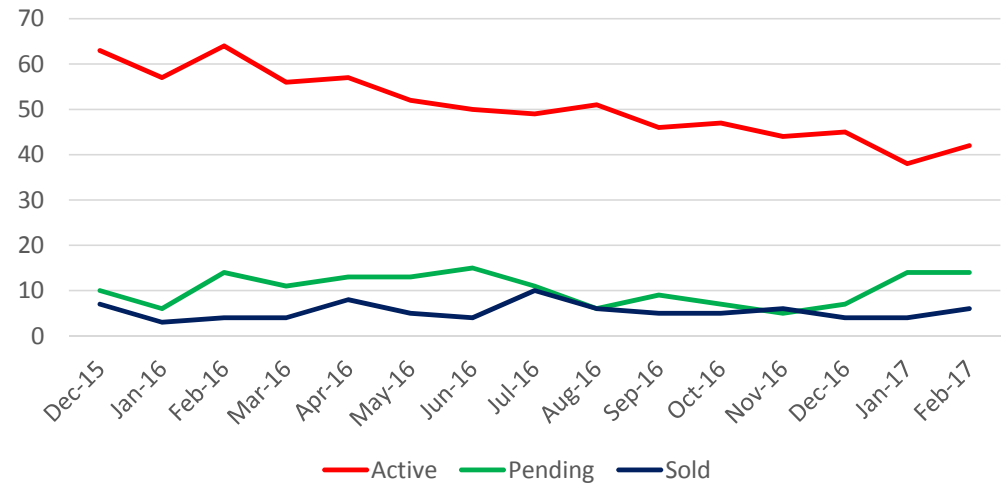
\$400,000-\$450,000



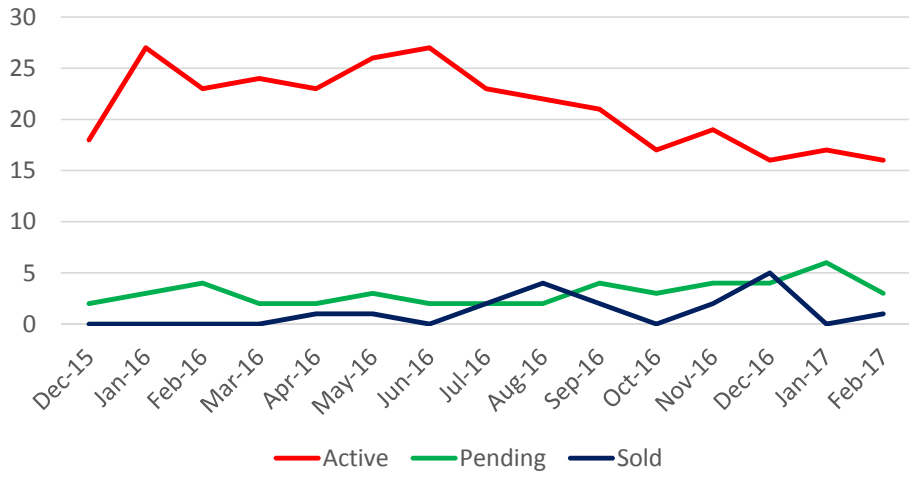
\$450,000-\$500,000



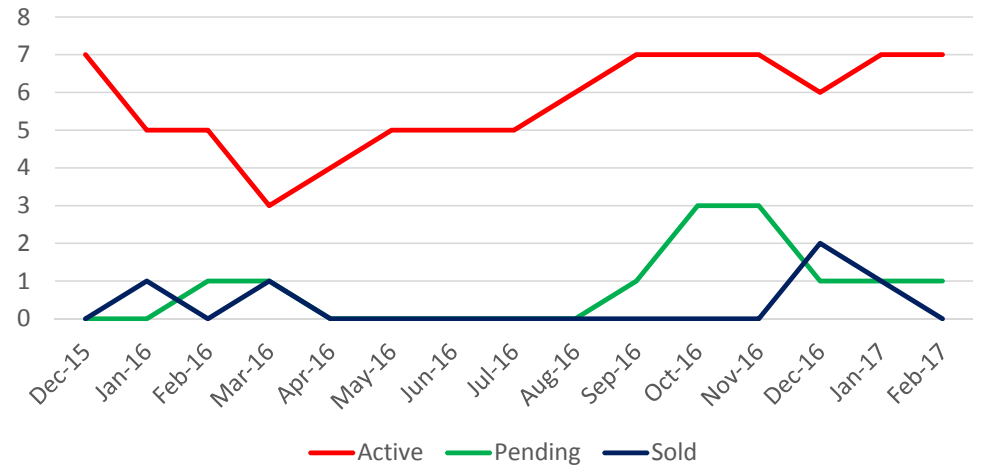
\$500,000-\$700,000



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



Over \$1,000,000



# Absorption Rate New Homes

in months

