



Preston Report

Edmond Real Estate Market
December 2018

Prepared by

Brian Preston

RE/MAX at Home

Mobile: 405-826-5725

bpreston88@sbcglobal.net

www.Edmond4Sale.com



Realtor of the Year 1995 & 2002

Lifetime Achievement 2009

Most Cooperative Realtor 1992

RE/MAX Hall of Fame

Oklahoma Association of Realtors Life Member 2018

Residential Sold Statistics - Ten year Period

Year	#Sold	\$Volume	Average Price	Median Price
2009	3076	\$699,014,848	\$277,248	\$185,945
2010	2940	\$697,485,600	\$237,240	\$195,000
2011	3146	\$774,293,520	\$246,120	\$201,500
2012	3746	\$943,246,546	\$251,801	\$209,990
2013	4128	\$1,072,037,472	\$259,699	\$214,973
2014	4333	\$1,169,338,044	\$269,868	\$226,000
2015	4312	\$1,234,827,440	\$286,370	\$240,000
2016	4172	\$1,147,863,220	\$275,135	\$233,900
2017	4346	\$1,212,273,240	\$278,940	\$235,000
2018	4406	\$1,272,601,105	\$288,834	\$240,000

Edmond Real Estate

2018 Residential Homes

	Active	Pending	Sold
January	1443	572	203
February	1433	595	276
March	1479	623	376
April	1538	650	421
May	1553	630	451
June	1551	650	485
July	1526	540	475
August	1511	494	459
September	1511	439	329
October	1488	374	352
November	1323	406	291
December	1278	370	288
		Total	4406

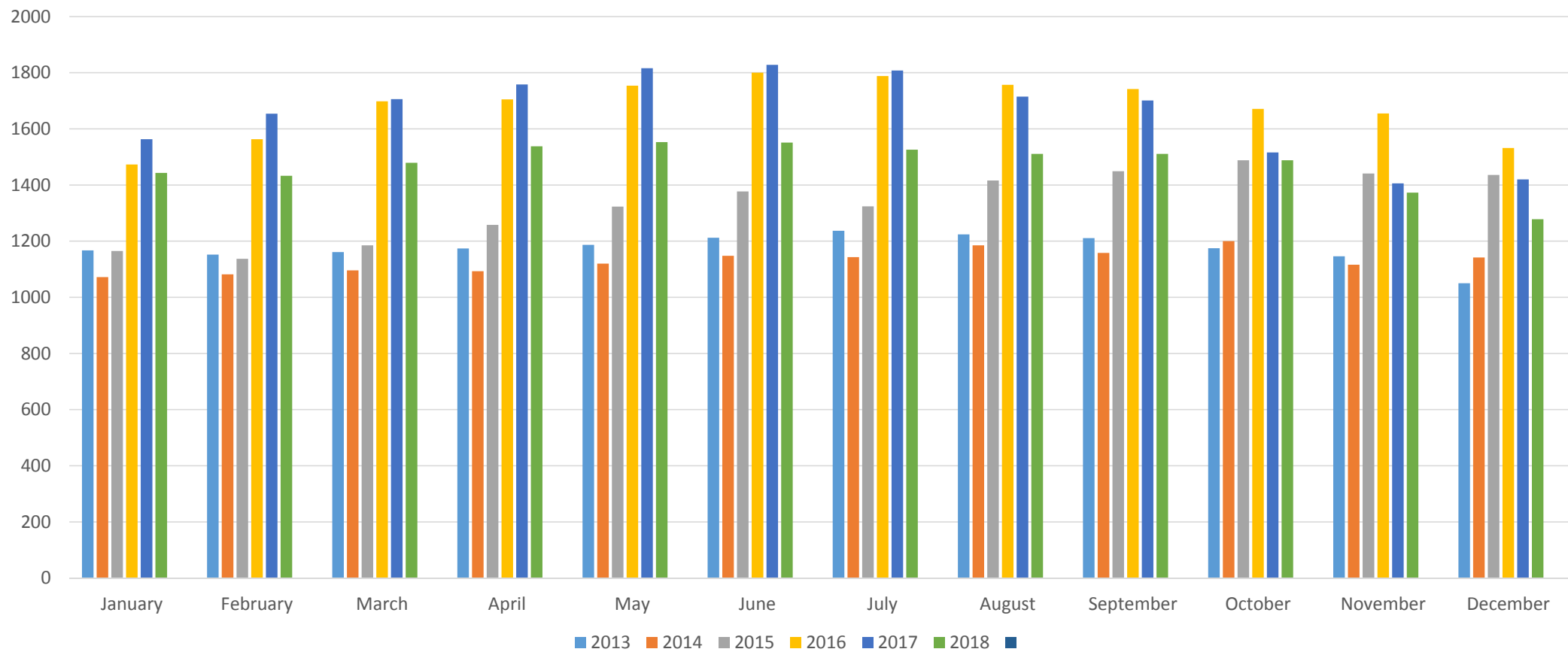
Preston Report

Based on information from MLSOK.com for the period (01/01/18) through (12/31/18) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

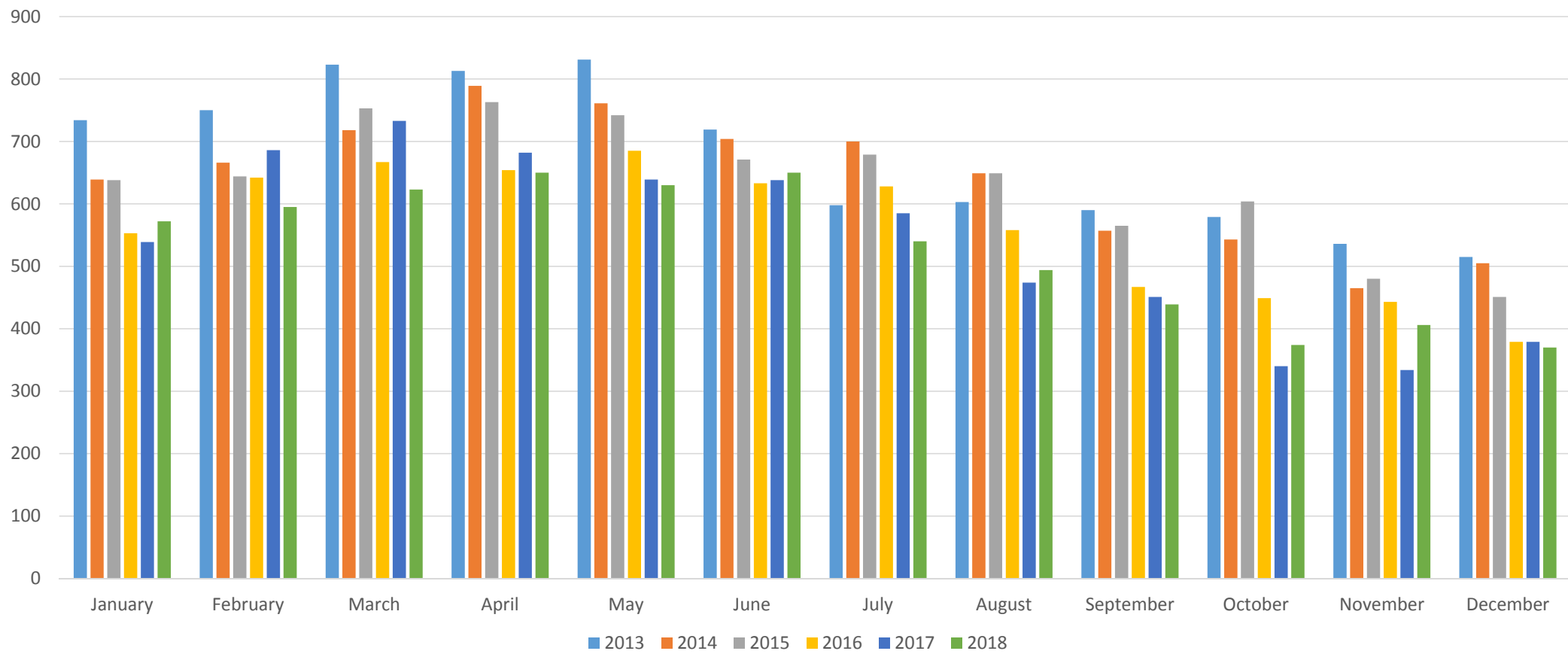
Average Sales Price & Sales Volume

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$279,785	\$56,796,355	\$371,864	\$14,874,560
Feb.	\$271,996	\$75,070,896	\$350,678	\$19,637,968
March	\$284,242	\$106,874,992	\$325,388	\$28,959,532
April	\$290,049	\$122,110,629	\$302,696	\$30,572,296
May	\$292,488	\$131,912,088	\$330,500	\$22,143,500
June	\$303,998	\$147,439,030	\$352,188	\$33,810,048
July	\$305,776	\$145,243,600	\$369,194	\$31,381,490
August	\$289,199	\$132,742,341	\$359,204	\$25,503,484
Sept.	\$289,297	\$95,178,713	\$301,157	\$21,382,147
Oct.	\$287,056	\$101,043,712	\$314,817	\$23,926,092
Nov.	\$282,191	\$82,117,581	\$364,289	\$20,764,473
Dec.	\$264,136	\$76,071,168	\$334,736	\$20,084,160
Total	\$288,834	\$1,272,601,105	\$337,215	\$293,039,750

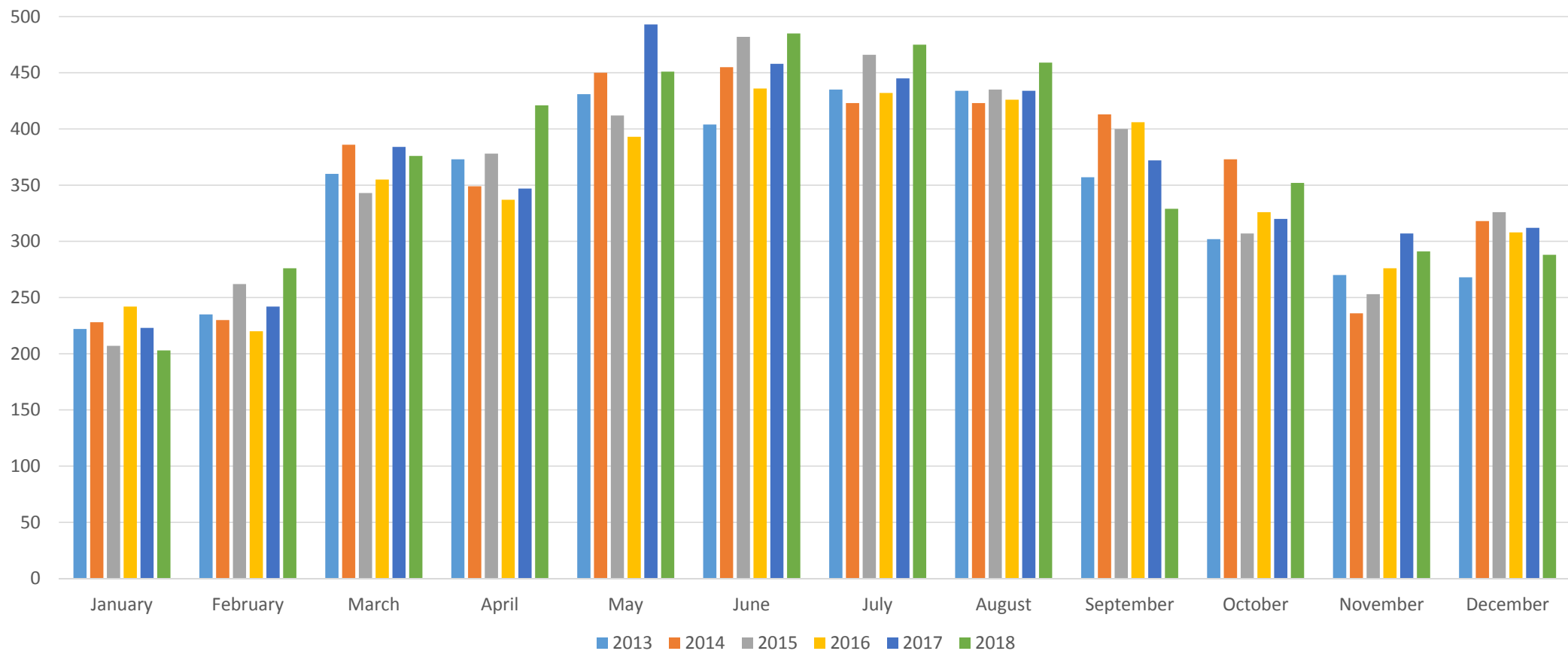
Active Listings



Under Contract



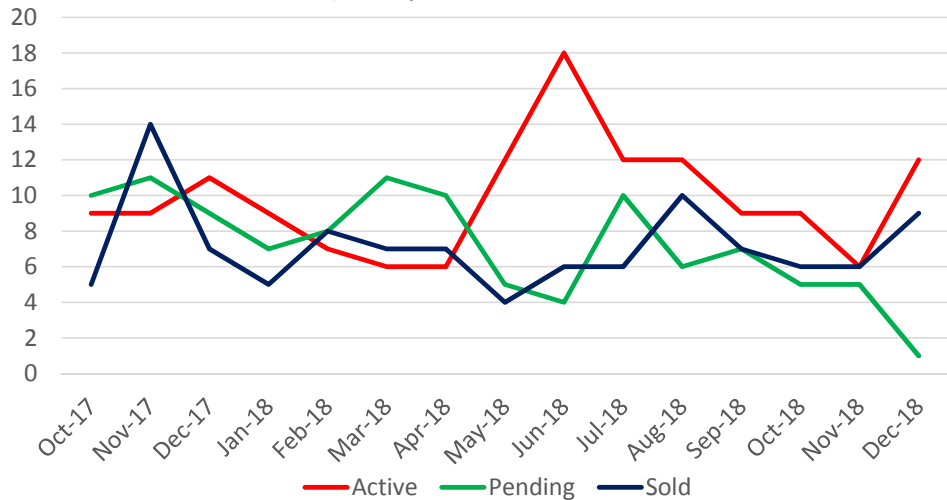
Sold



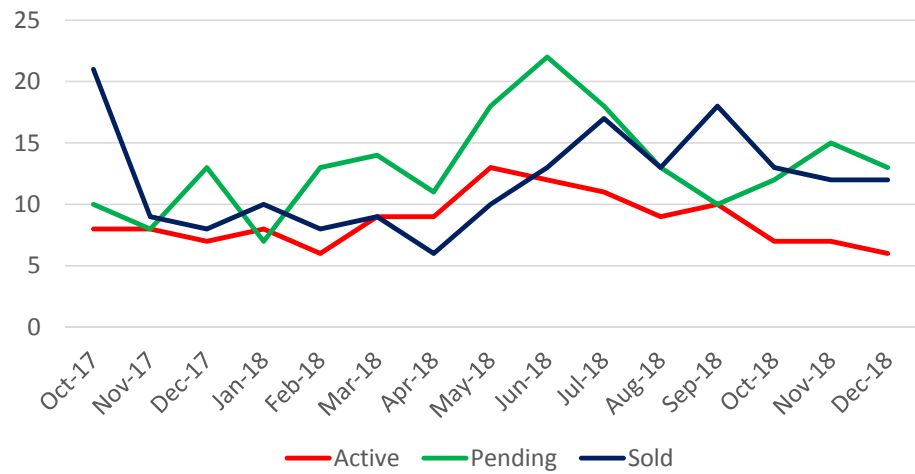
Current Inventory vs. Homes Sold Edmond – December 2018

	Active	Pending	Sold YTD
<\$100,000	12	1	81
\$100-125k	6	13	136
\$125-150k	10	13	298
\$150-175k	35	40	449
\$175-200k	86	47	523
\$200-225k	107	34	451
\$225-250k	105	31	416
\$250-275k	89	23	315
\$275-300k	95	25	293
\$300-350k	143	40	434
\$350-400k	104	31	297
\$400-450K	105	24	183
\$450-500k	98	8	163
\$500-700k	142	26	245
\$700-1 mil	78	6	83
>\$1 million	63	8	39
<hr/> Total	1278	370	4406

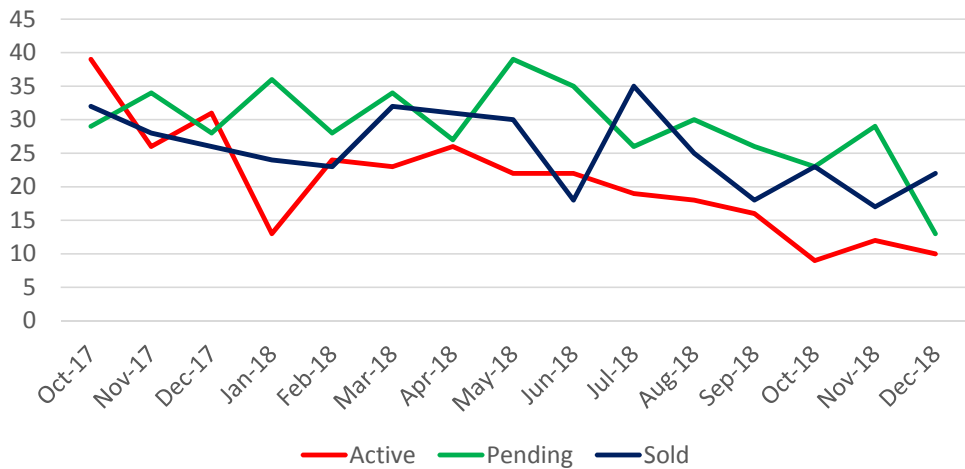
\$100,000 and under



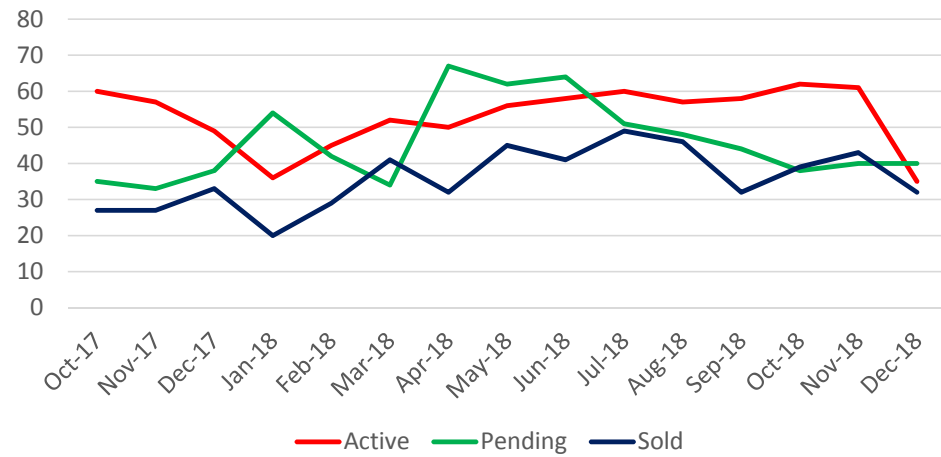
\$100,001-\$125,000



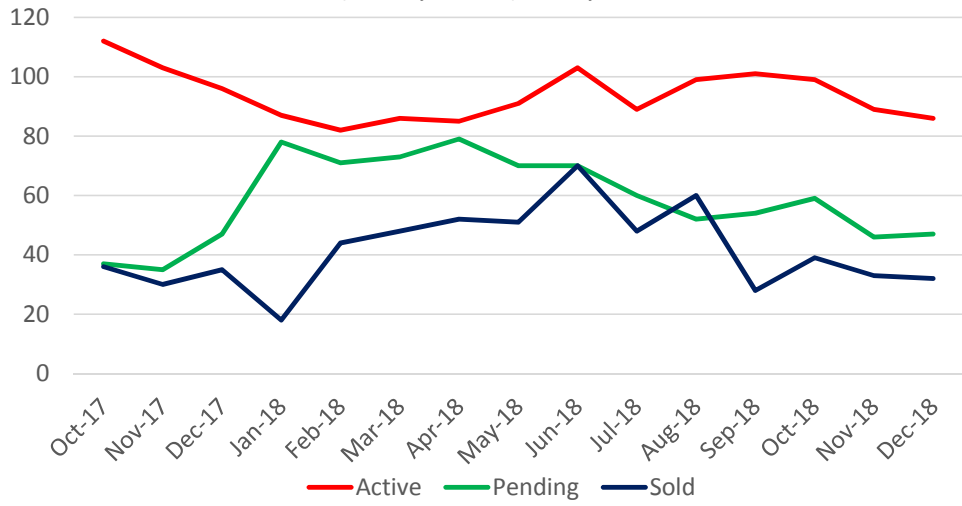
\$125,001-\$150,000



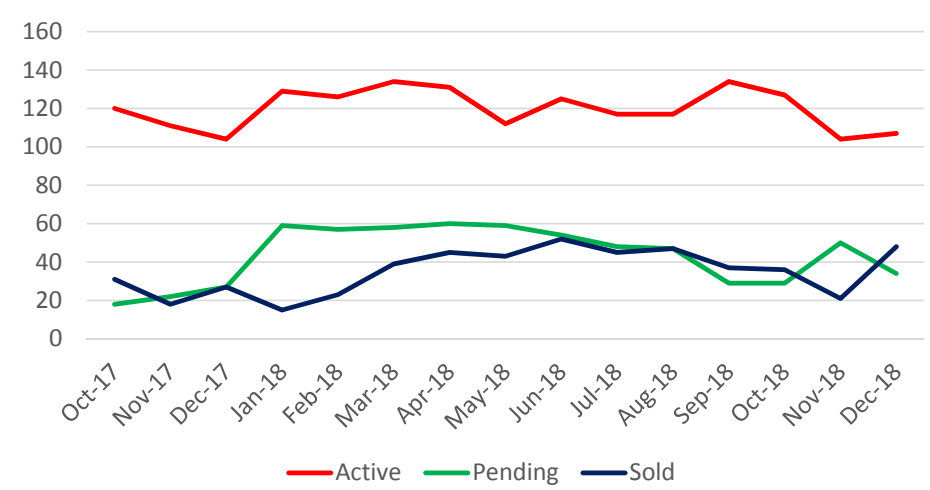
\$150,001-\$175,000



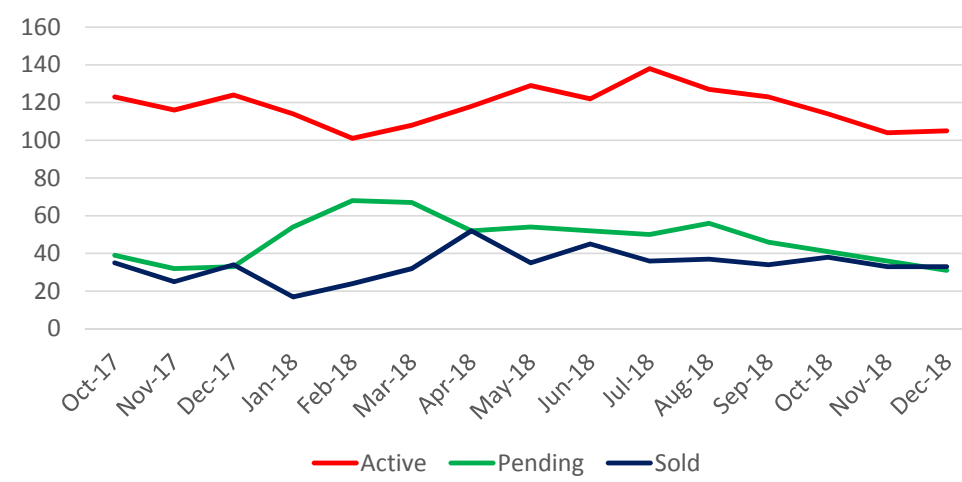
\$175,001-\$200,000



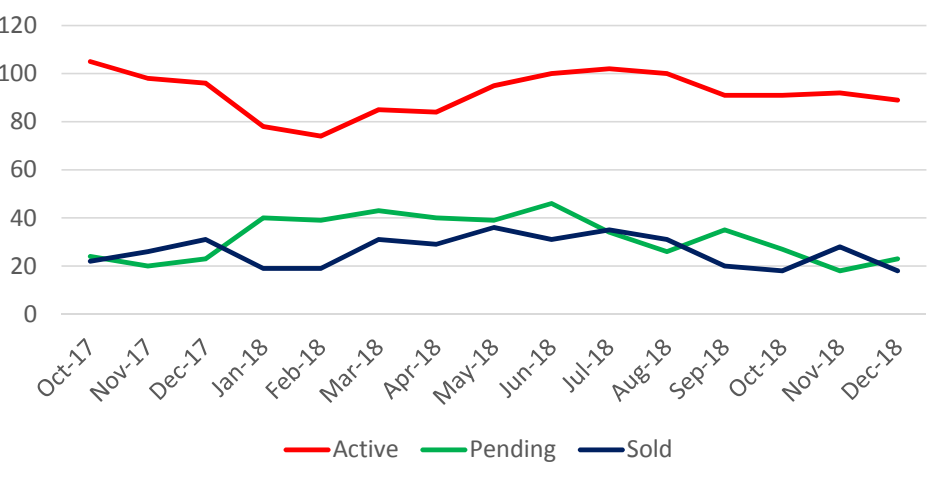
\$200,001-\$225,000



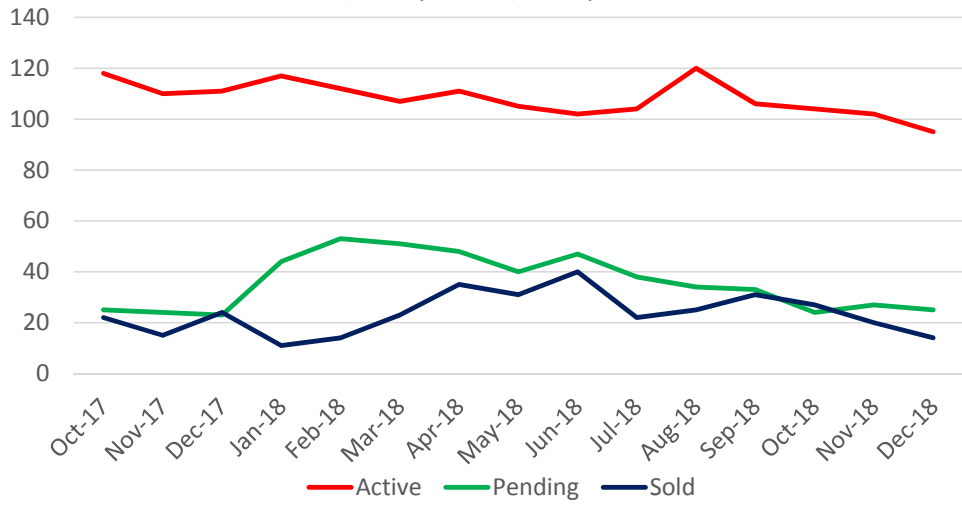
\$225,001-\$250,000



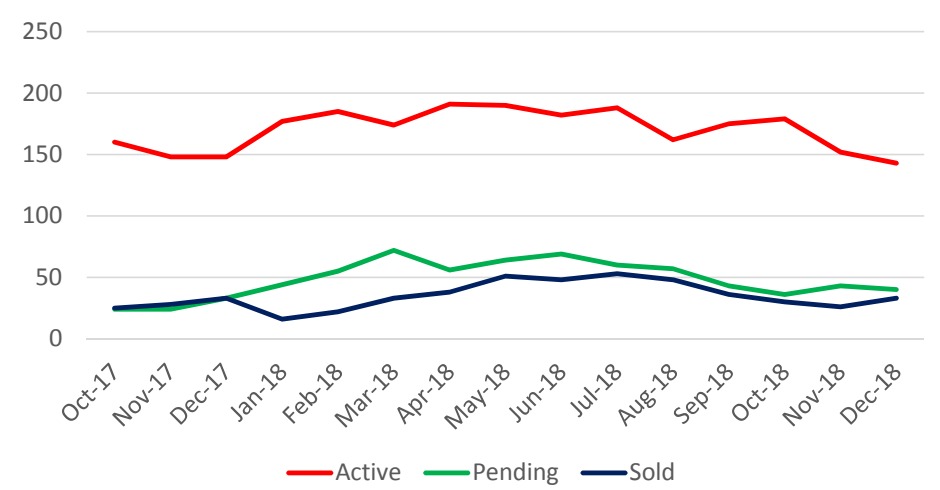
\$250,001-\$275,000



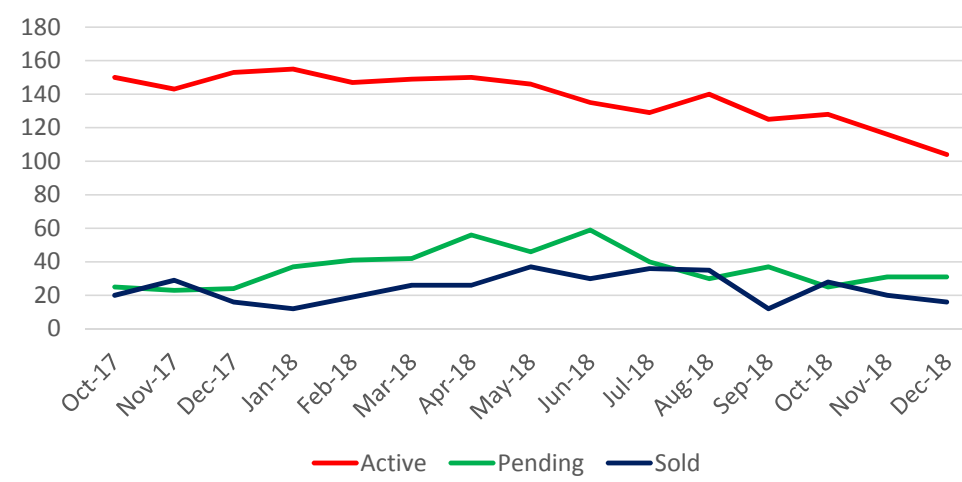
\$275,001-\$300,000



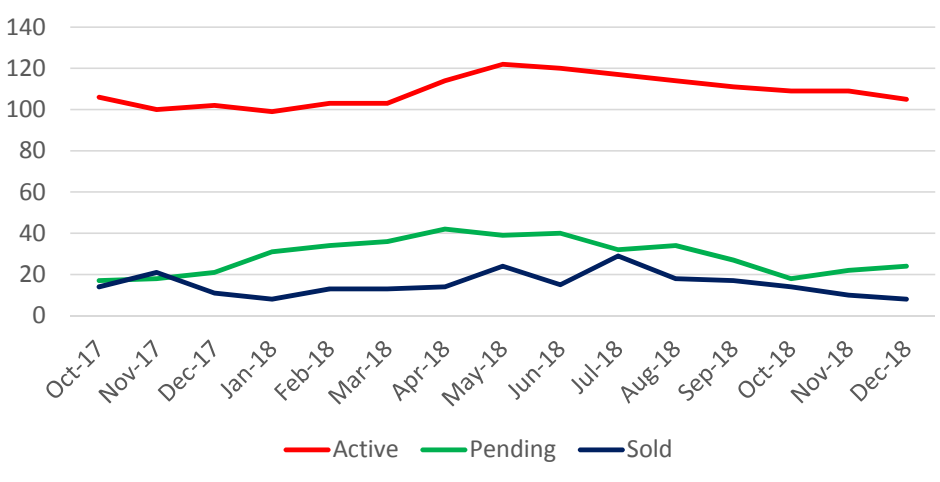
\$300,001-\$350,000



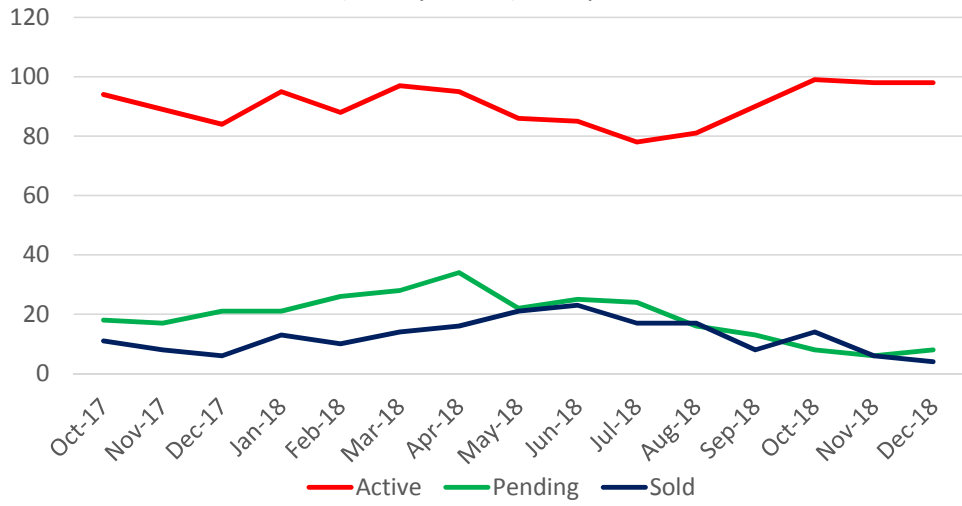
\$350,001-\$400,000



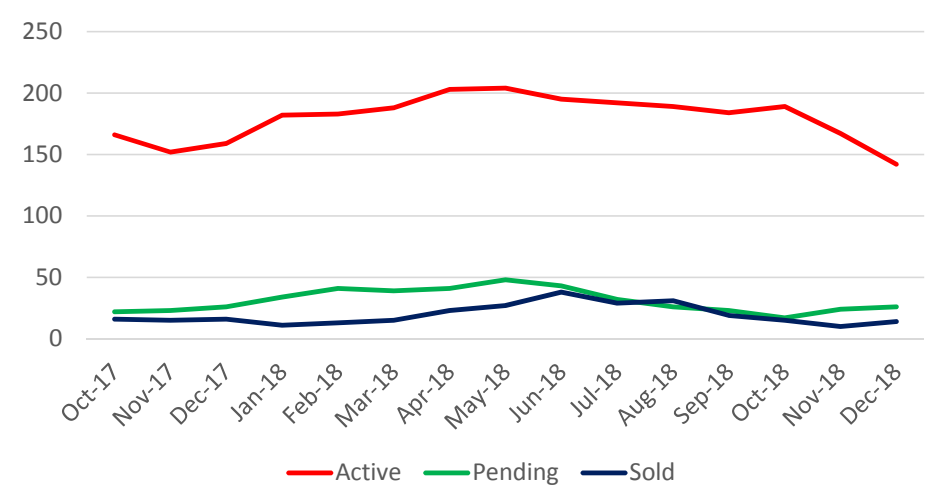
\$400,001-\$450,000



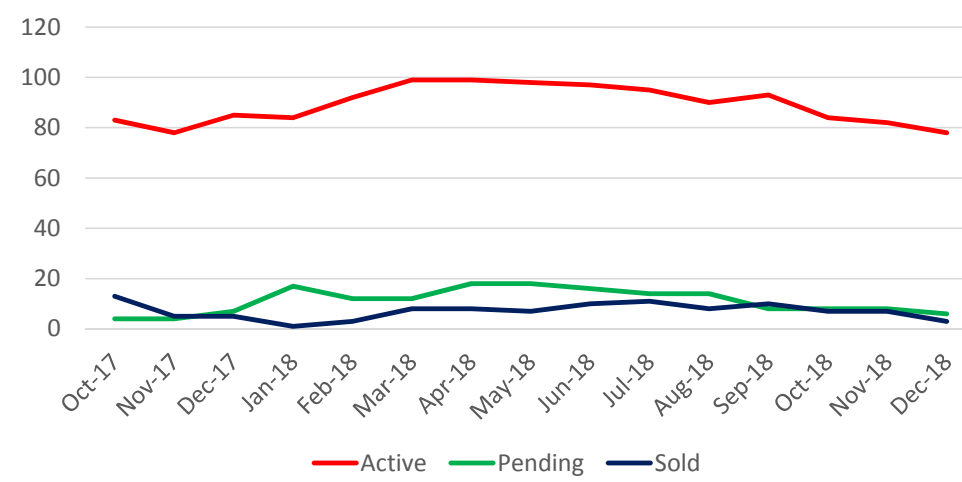
\$450,001-\$500,000



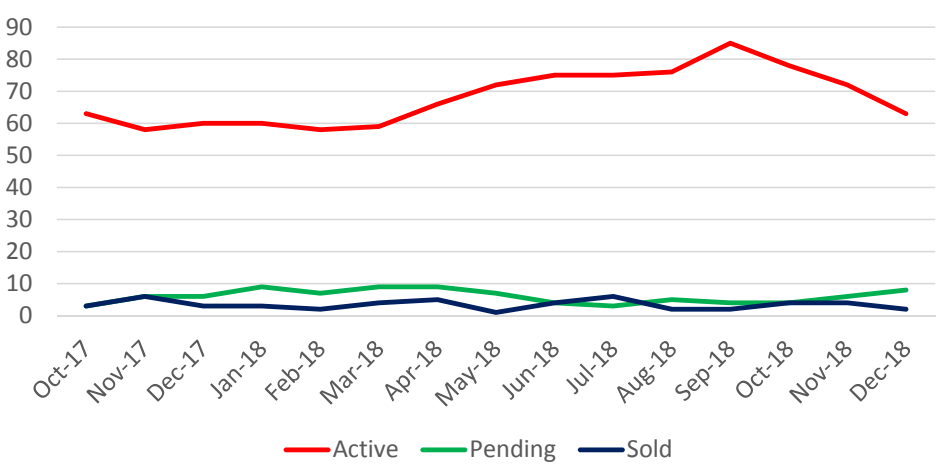
\$500,001-\$700,000



\$700,001-\$999,999

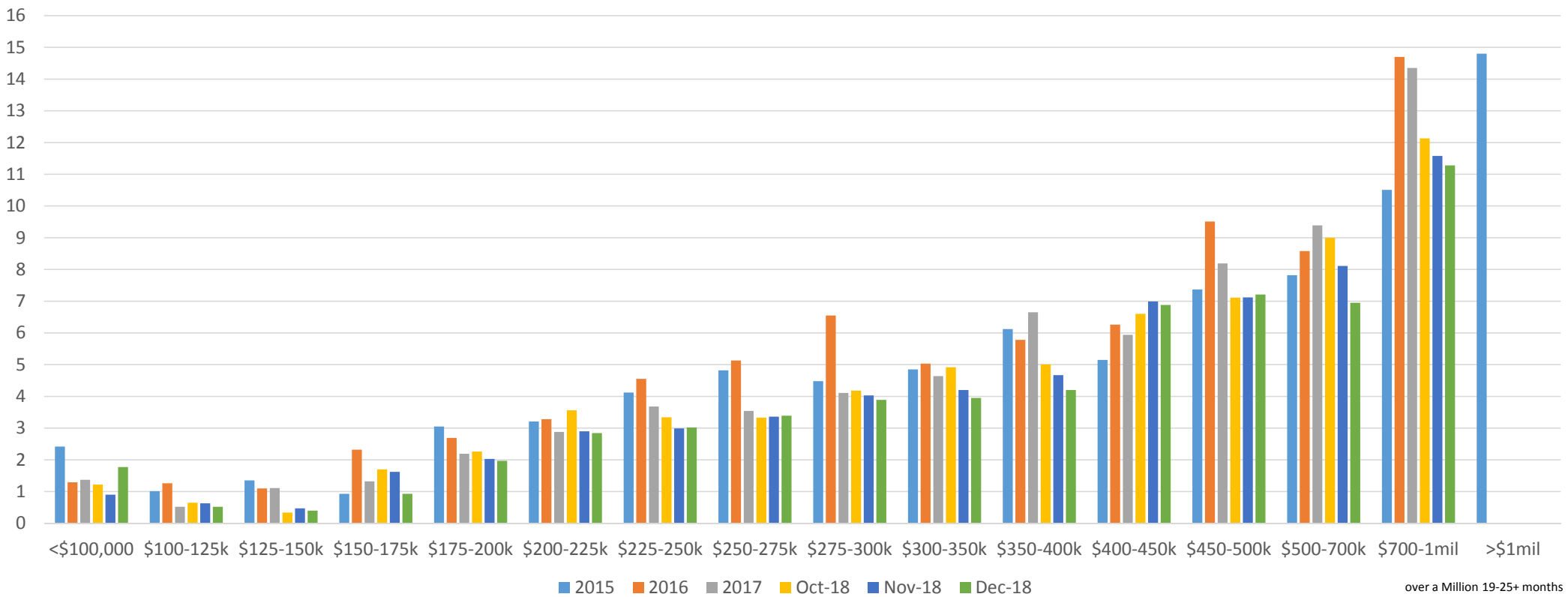


\$1,000,000 and up



Absorption Rates

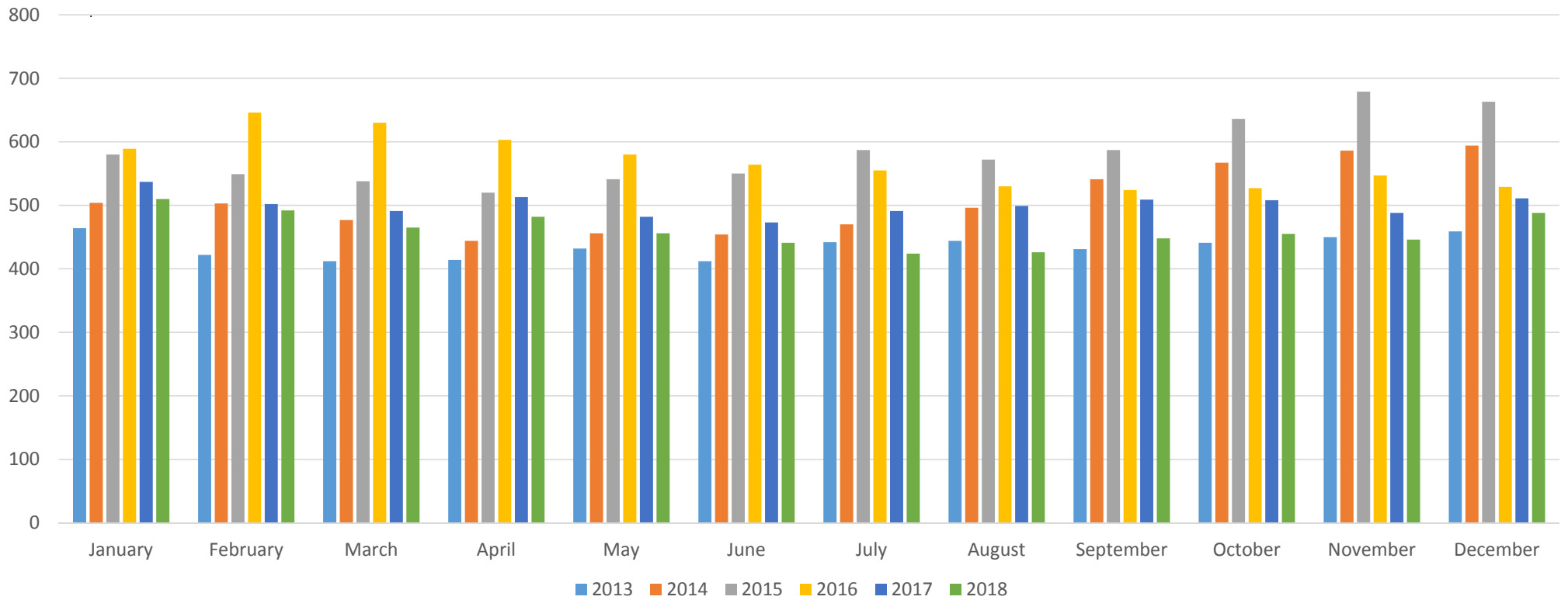
In Months



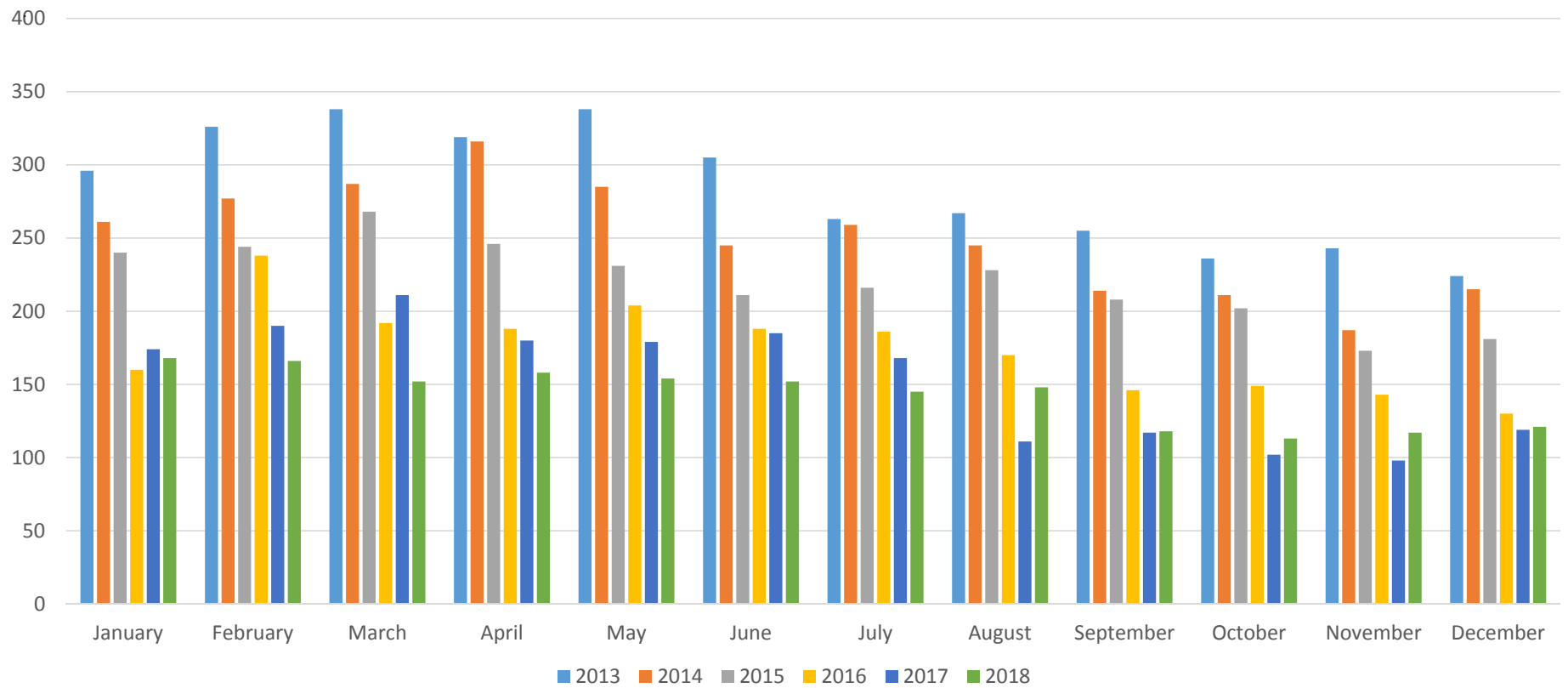
Current New Home Inventory
vs.
New Home Sales
December 2018

	Active Listings	Under Contract	Sold-YTD
<\$200,000	47	17	96
\$200-250	102	22	207
\$250-300	72	19	151
\$300-350	70	17	116
\$350-400	48	18	98
\$400-450	43	12	57
\$450-500	40	5	56
\$500-700	43	9	58
\$700-1 Mil	14	1	24
> 1 Mil	9	1	6
Total	488	121	869

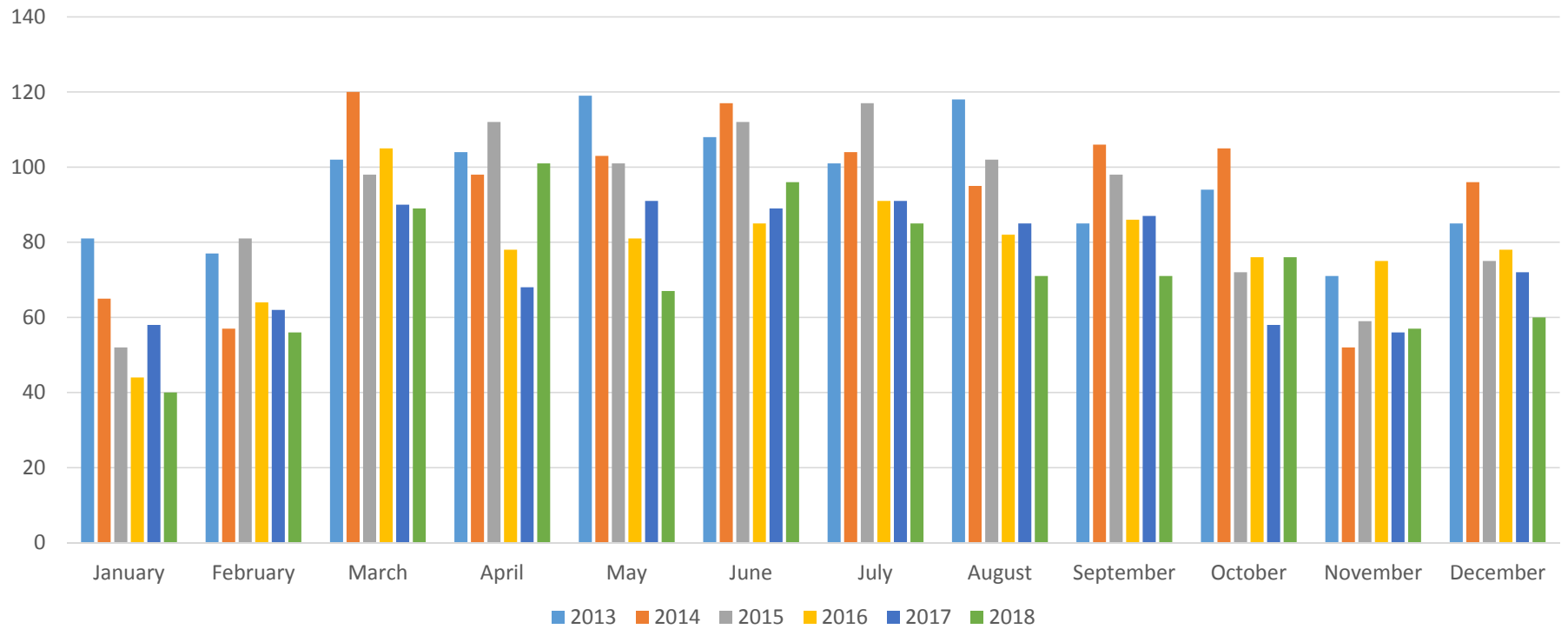
New Homes Active



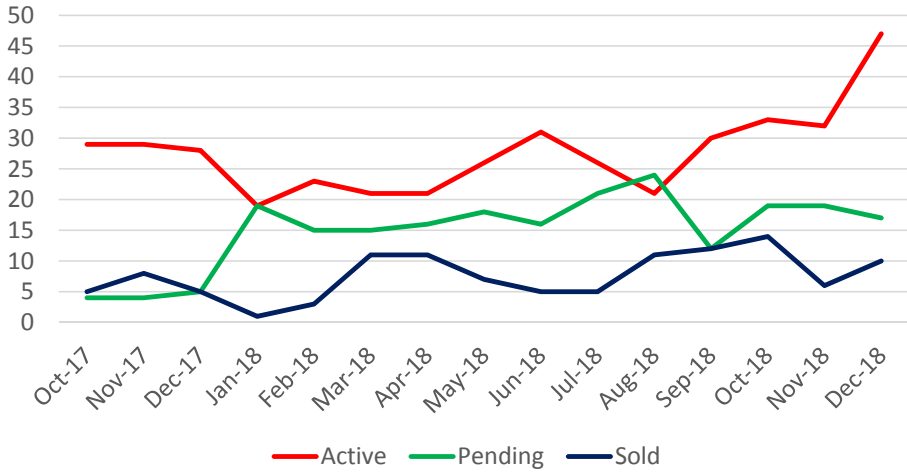
New Homes Under Contract



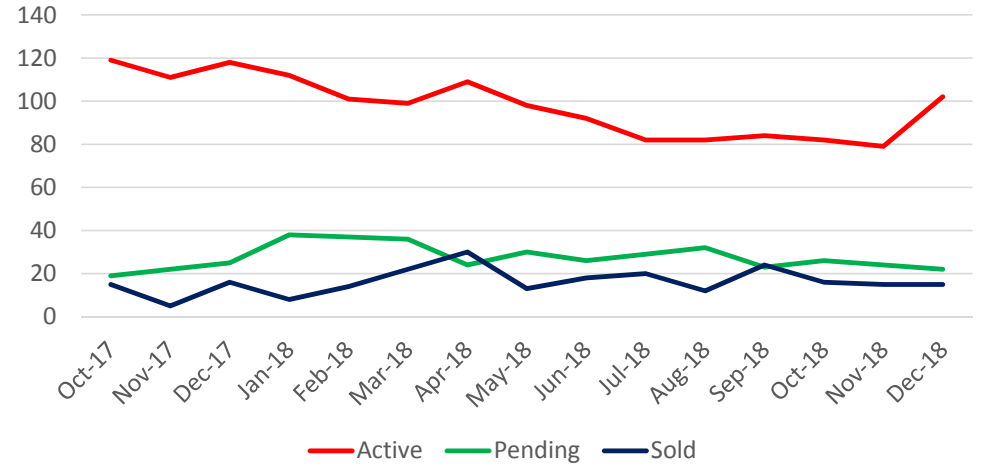
New Homes Sold



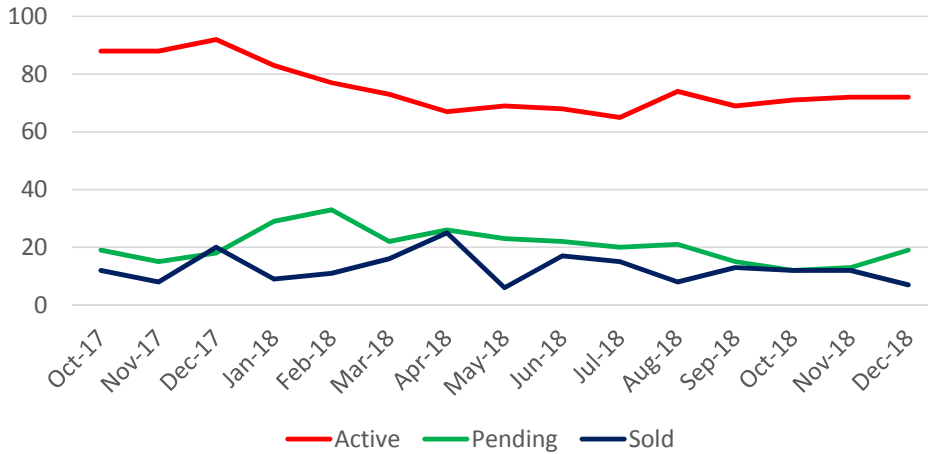
\$200,000 and under



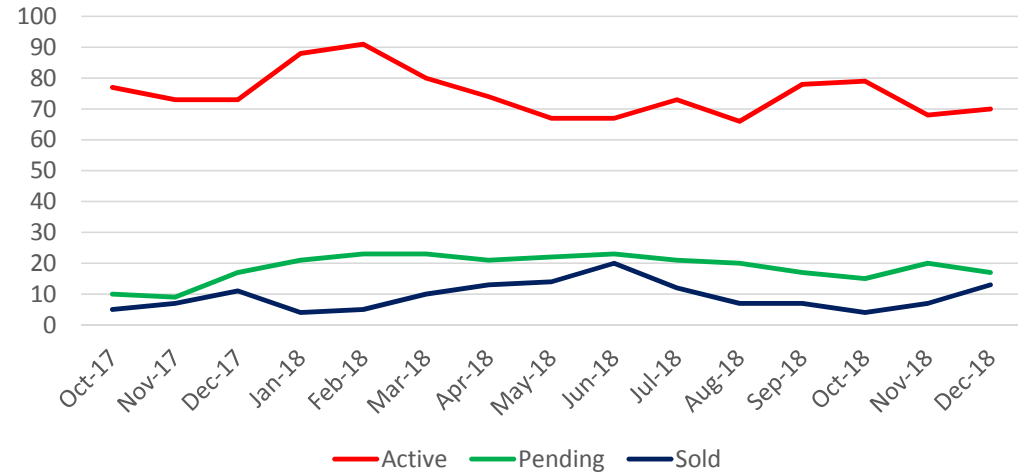
\$200,001-\$250,000



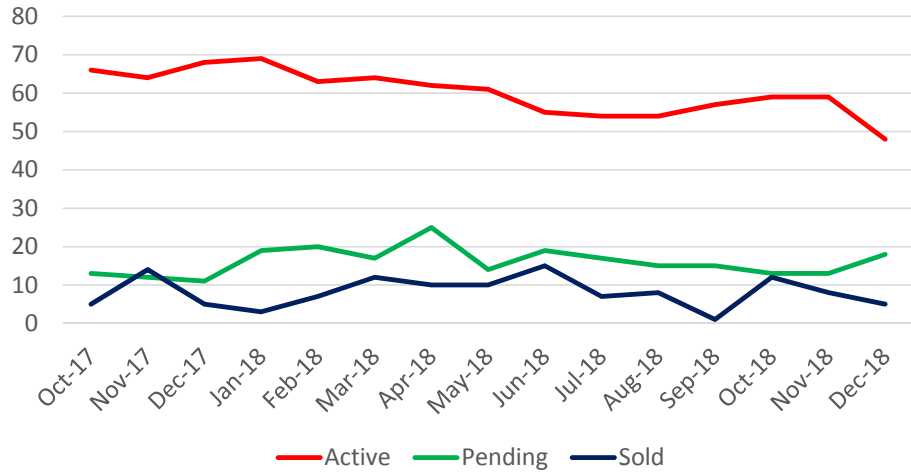
\$250,001-\$300,000



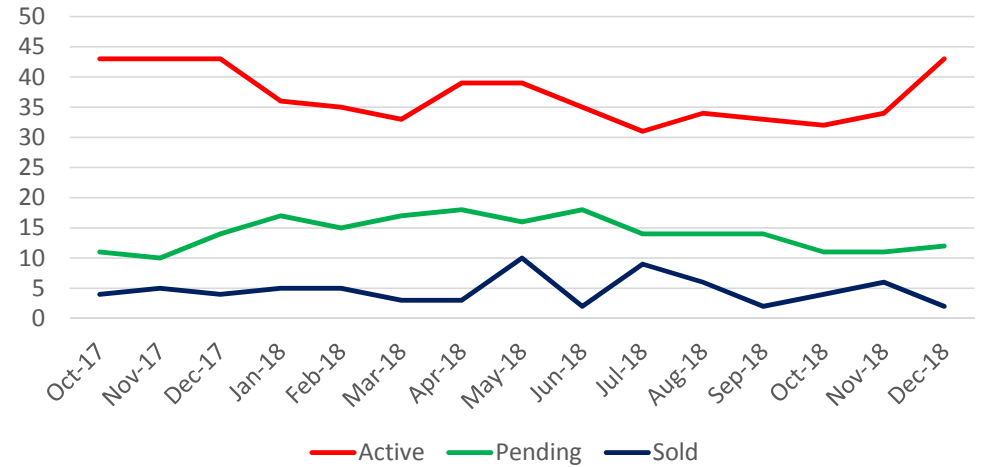
\$300,001-\$350,000



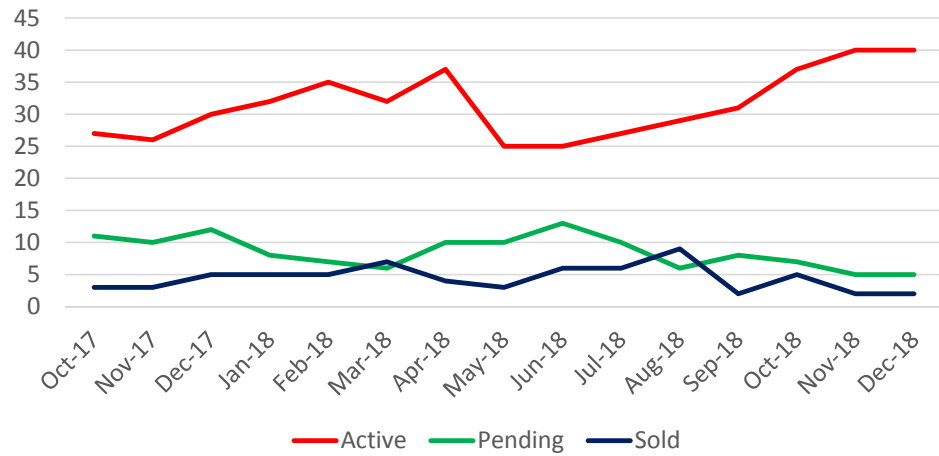
\$350,001-\$400,000



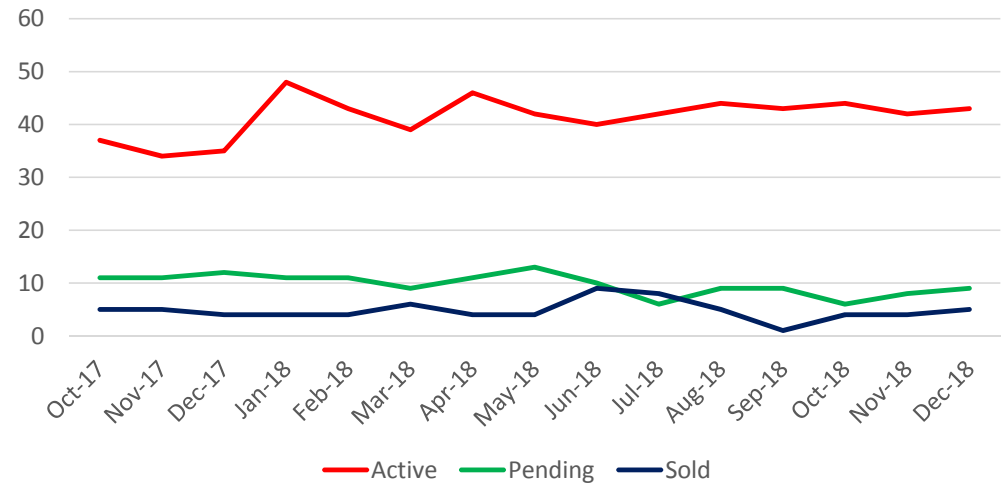
\$400,001-\$450,000



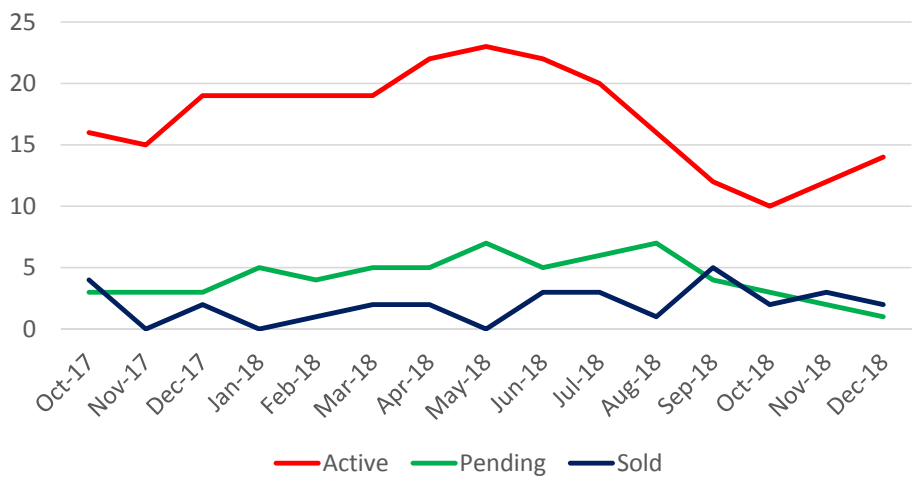
\$450,001-\$500,000



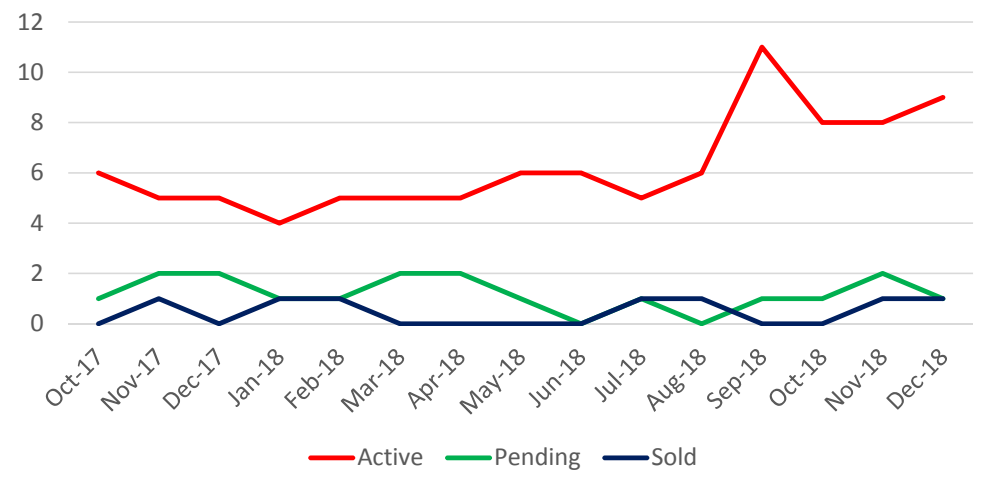
\$500,001-\$700,000



\$700,001-\$999,999



\$1,000,000 and up



Absorption Rate New Homes

in months

