



Preston Report

Edmond Real Estate Market
December 2017

Prepared by

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RE/MAX at Home

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www.Edmond4Sale.com



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

Residential Sold Statistics – Ten Year Period

| Year | #Sold | \$Volume | \$Average Price | \$Median |
|------|-------|-----------------|-----------------|-----------|
| 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 | 4171 | \$1,147,538,033 | \$275,123 | \$233,900 |
| 2017 | 4336 | \$1,209,598,329 | \$278,966 | \$235,000 |

Edmond Real Estate

2017 Residential Homes

| | Active | Pending | Sold |
|-----------|--------|---------|------|
| January | 1563 | 539 | 223 |
| February | 1654 | 686 | 242 |
| March | 1706 | 733 | 384 |
| April | 1758 | 682 | 347 |
| May | 1816 | 639 | 493 |
| June | 1828 | 638 | 458 |
| July | 1808 | 585 | 445 |
| August | 1715 | 474 | 434 |
| September | 1701 | 451 | 371 |
| October | 1516 | 340 | 320 |
| November | 1406 | 334 | 307 |
| December | 1420 | 379 | 312 |
| | | Total | 4336 |

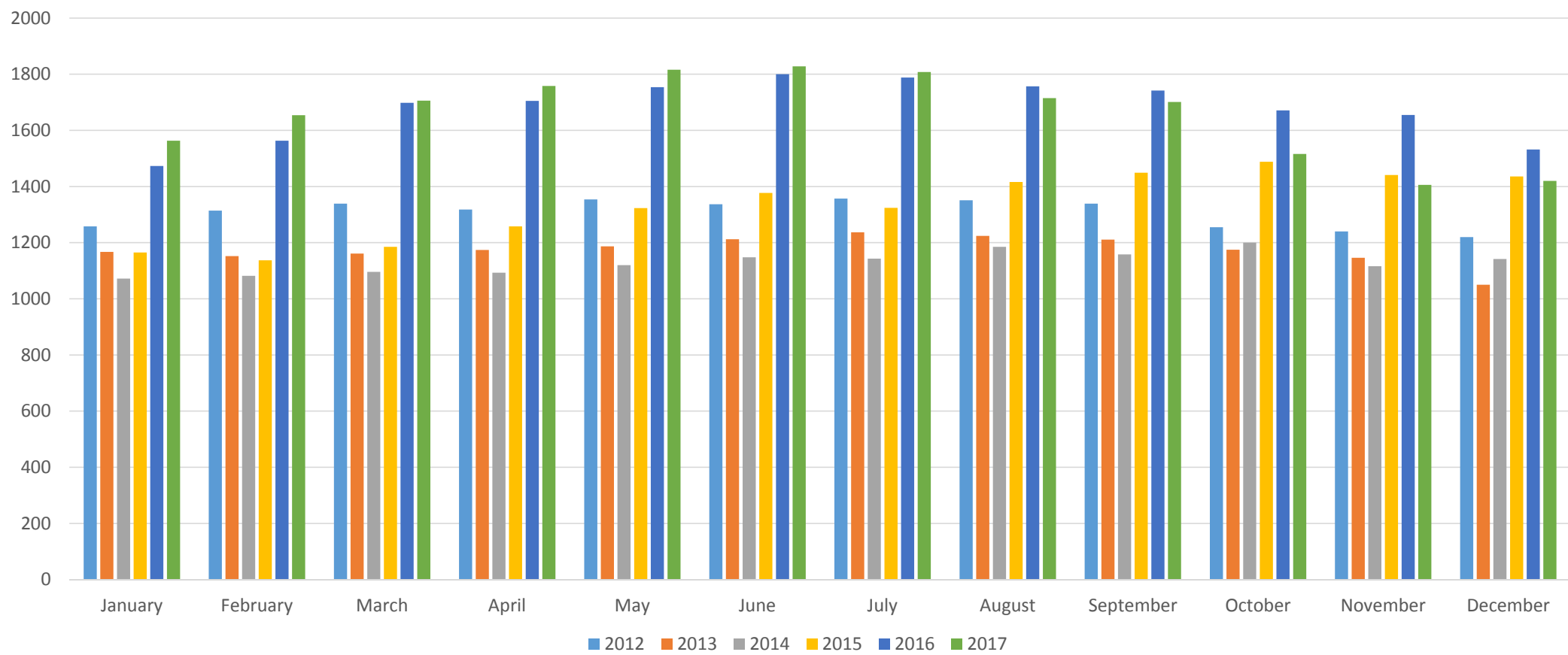
Preston Report

Based on information from MLSOK.com for the period (01/01/17) through (12/31/17) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

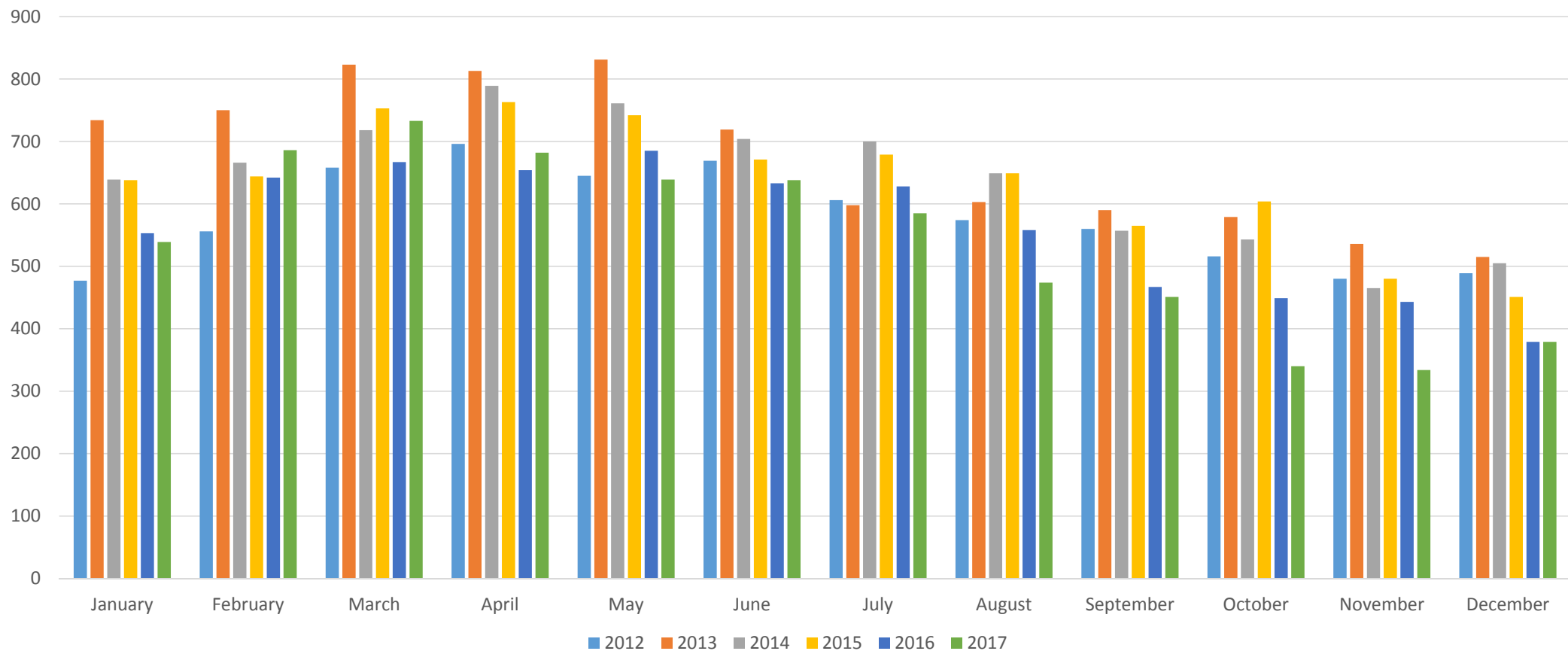
Average Sales Price & Sales Volume

| | Average Price | Total Volume | Avg Price New Home | Total Volume New Homes |
|--------|---------------|-----------------|--------------------|------------------------|
| Jan. | \$269,493 | \$60,096,939 | \$335,095 | \$19,435,510 |
| Feb. | \$250,159 | \$60,538,478 | \$317,237 | \$19,668,694 |
| March | \$266,766 | \$102,438,144 | \$327,317 | \$29,458,530 |
| April | \$268,137 | \$93,043,539 | \$309,444 | \$21,042,192 |
| May | \$284,775 | \$140,394,075 | \$359,177 | \$32,685,107 |
| June | \$272,428 | \$124,772,024 | \$340,124 | \$30,271,036 |
| July | \$275,132 | \$122,433,740 | \$342,830 | \$31,197,530 |
| August | \$295,052 | \$128,052,568 | \$308,464 | \$26,219,440 |
| Sept. | \$285,027 | \$105,745,017 | \$346,002 | \$30,102,174 |
| Oct. | \$293,974 | \$94,071,680 | \$353,149 | \$20,482,642 |
| Nov. | \$297,231 | \$91,249,917 | \$357,129 | \$19,999,224 |
| Dec. | \$278,084 | \$86,762,208 | \$329,931 | \$23,755,032 |
| Total | \$278,966 | \$1,209,598,329 | \$335,521 | \$304,317,111 |

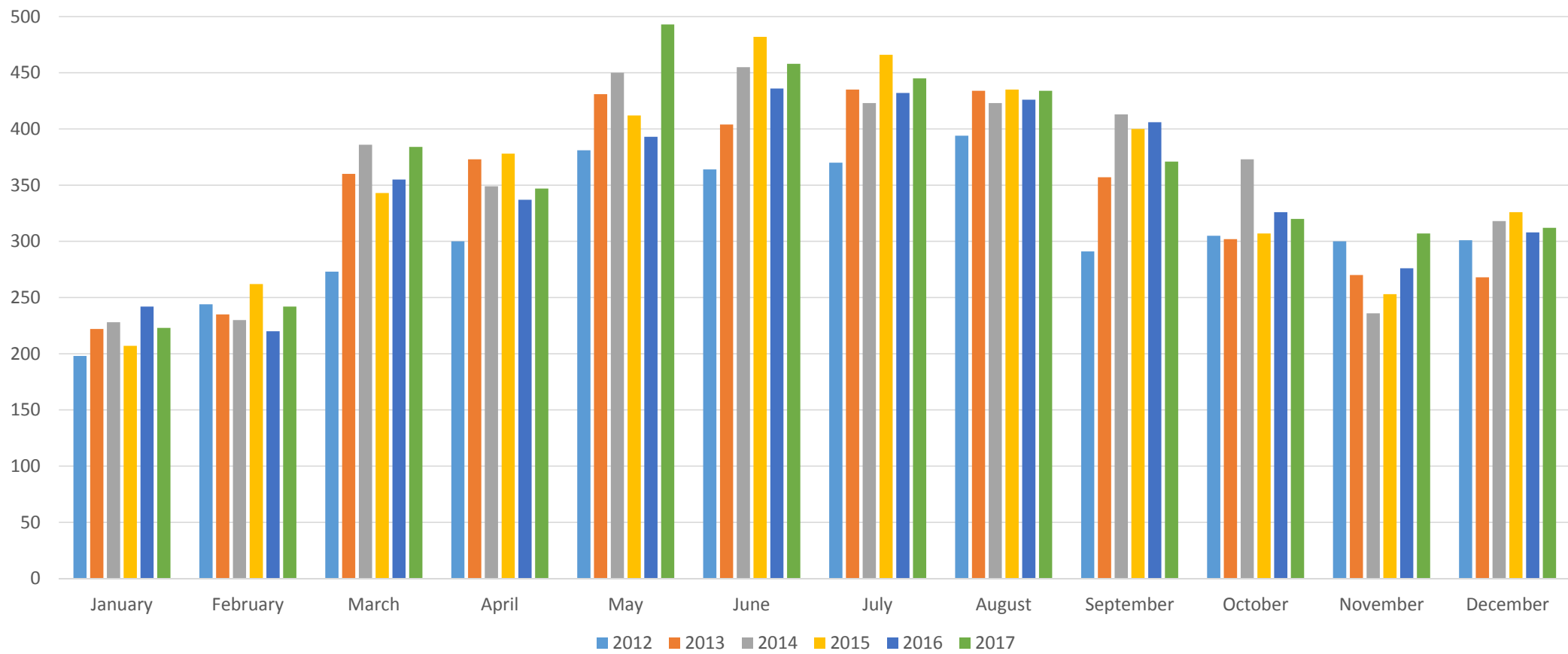
Active Listings



Under Contract



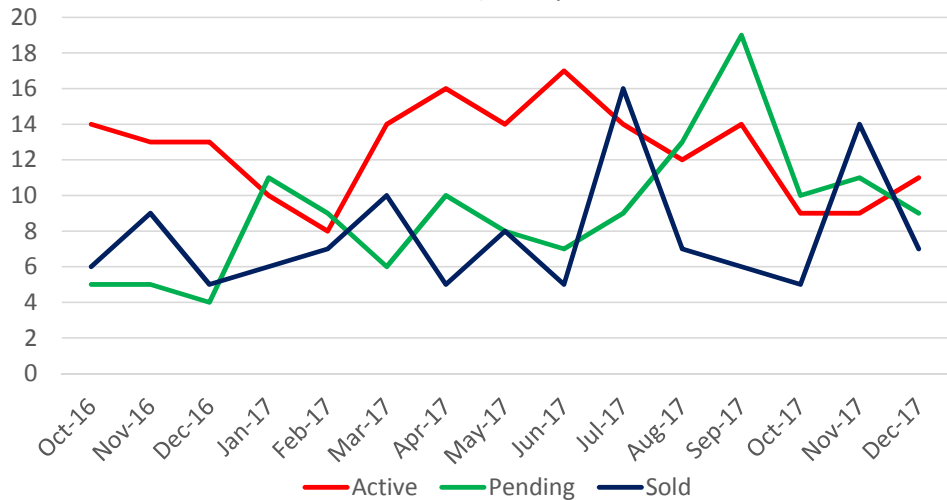
Sold



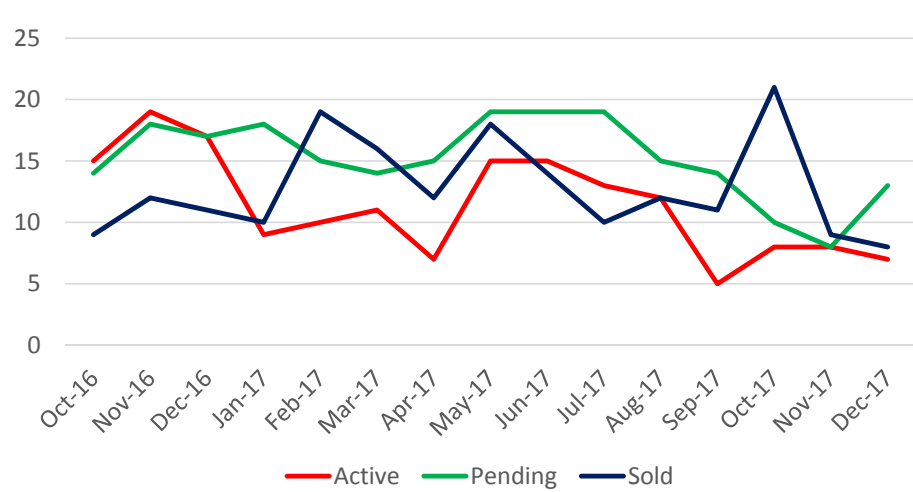
Current Inventory vs. Homes Sold Edmond – December 2017

| | Active | Pending | Sold YTD |
|--------------|--------|---------|----------|
| <\$100,000 | 11 | 9 | 96 |
| \$100-125k | 7 | 13 | 160 |
| \$125-150k | 31 | 28 | 333 |
| \$150-175k | 49 | 38 | 443 |
| \$175-200k | 96 | 47 | 524 |
| \$200-225k | 104 | 27 | 433 |
| \$225-250k | 124 | 33 | 404 |
| \$250-275k | 96 | 23 | 325 |
| \$275-300k | 111 | 23 | 324 |
| \$300-350k | 148 | 33 | 382 |
| \$350-400k | 153 | 24 | 276 |
| \$400-450K | 102 | 21 | 206 |
| \$450-500k | 84 | 21 | 123 |
| \$500-700k | 159 | 26 | 203 |
| \$700-1 mil | 85 | 7 | 71 |
| >\$1 million | 60 | 6 | 33 |
| <hr/> | | | |
| Total | 1420 | 379 | 4336 |

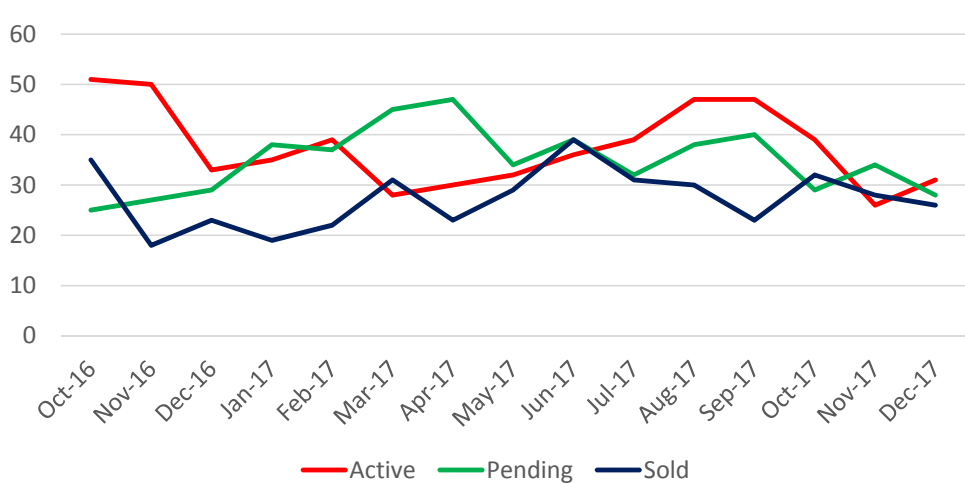
Under \$100,000



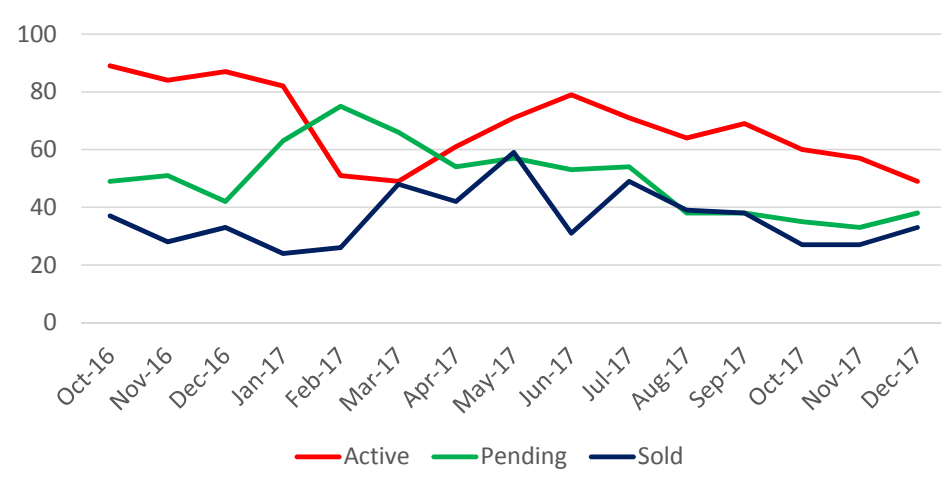
\$100,000-\$125,000



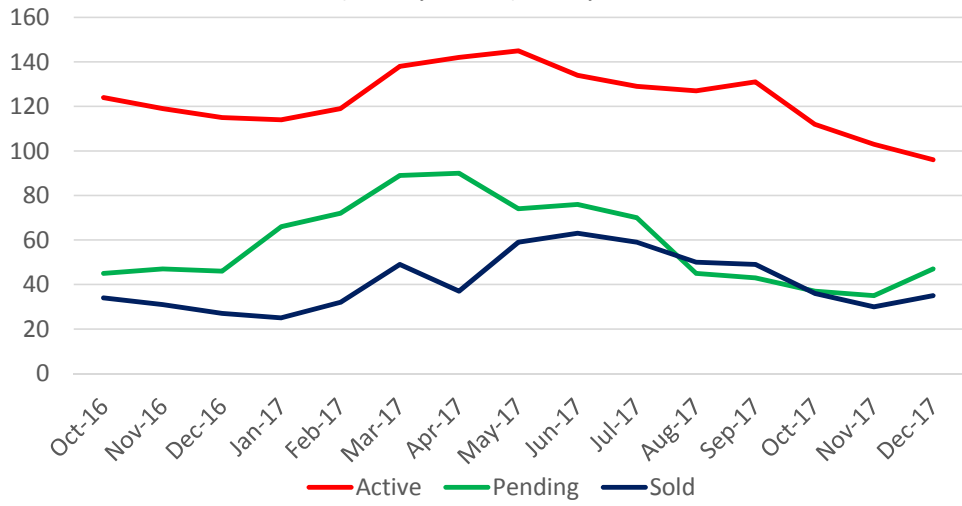
\$125,000-\$150,000



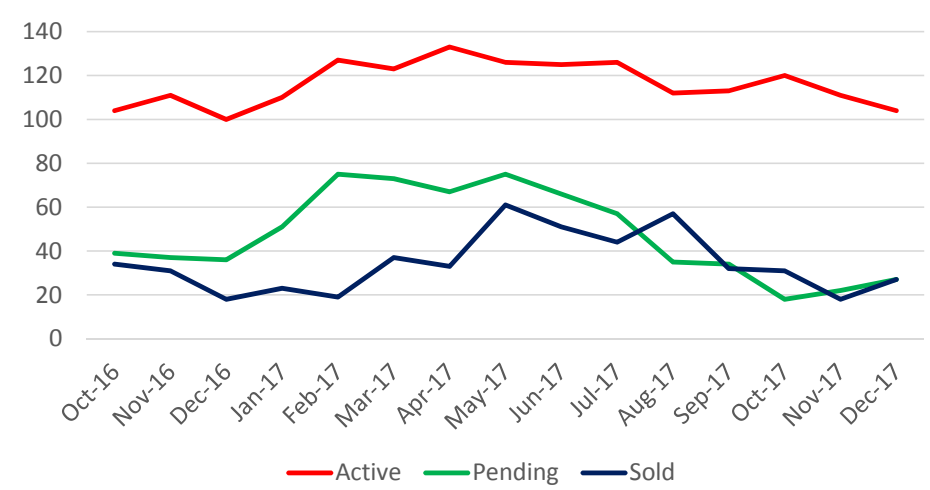
\$150,000-\$175,000



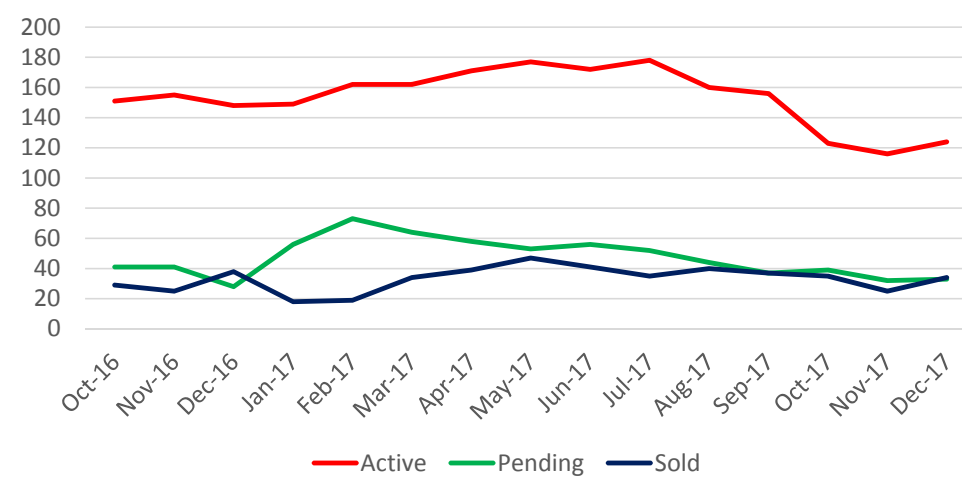
\$175,000-\$200,000



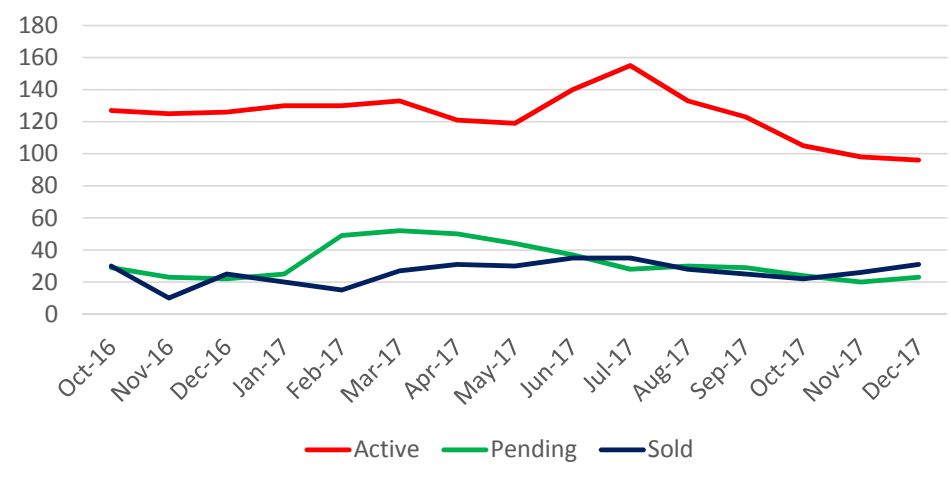
\$200,000-\$225,000



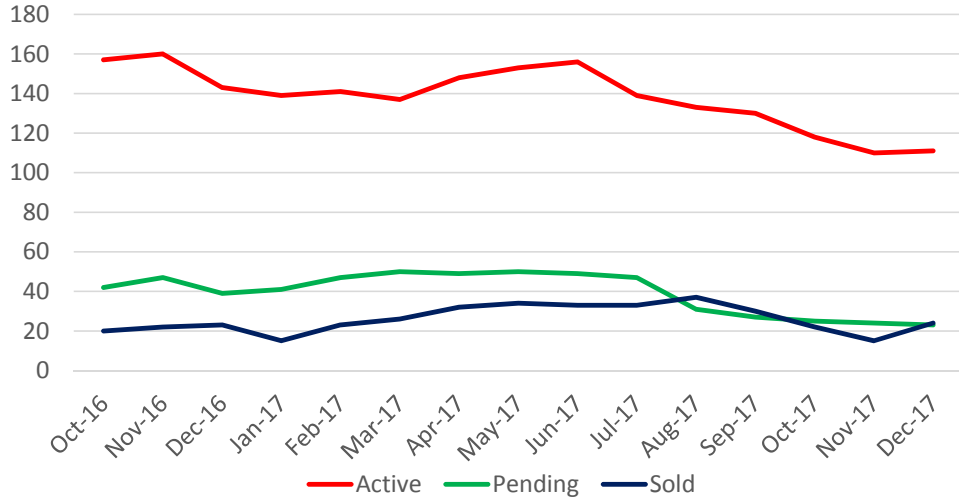
\$225,000-\$250,000



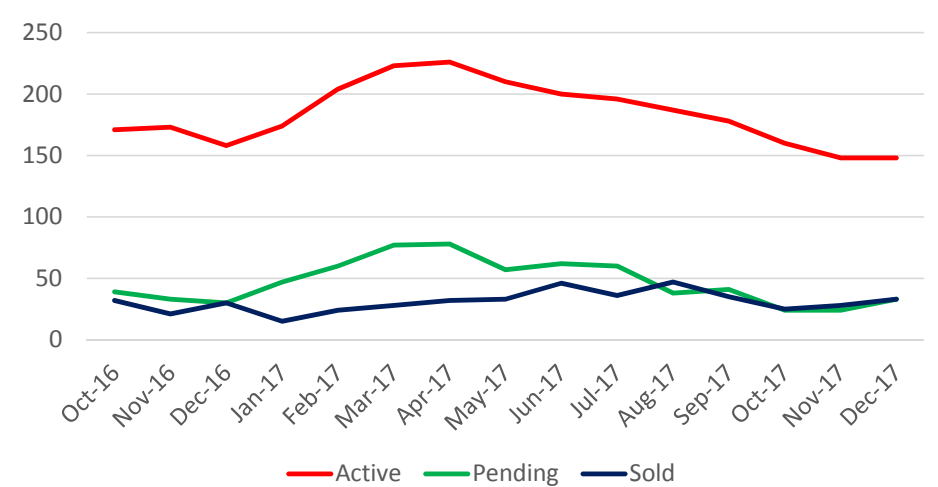
\$250,000-\$275,000



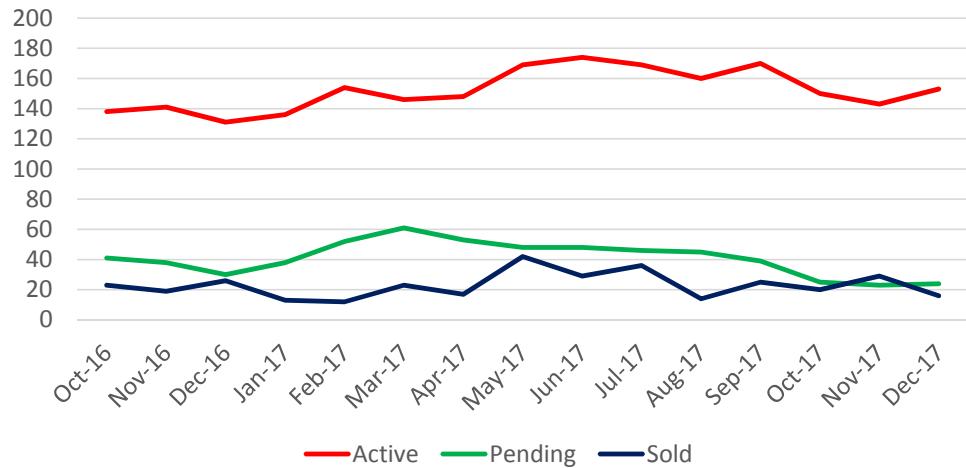
\$275,000-\$300,000



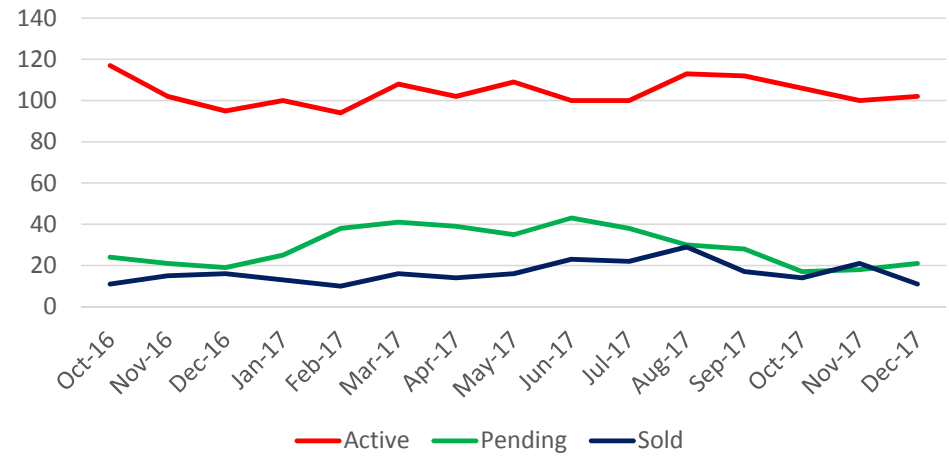
\$300,000-\$350,000



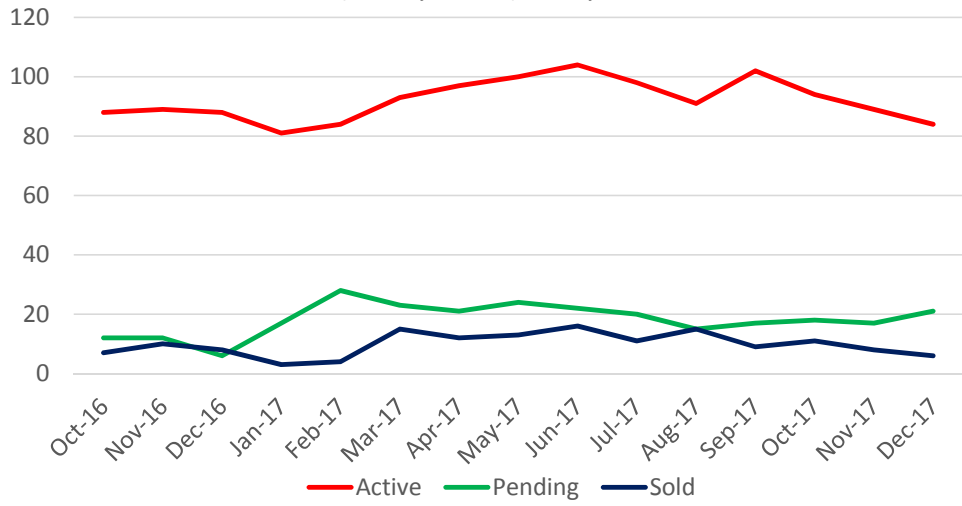
\$350,000-\$400,000



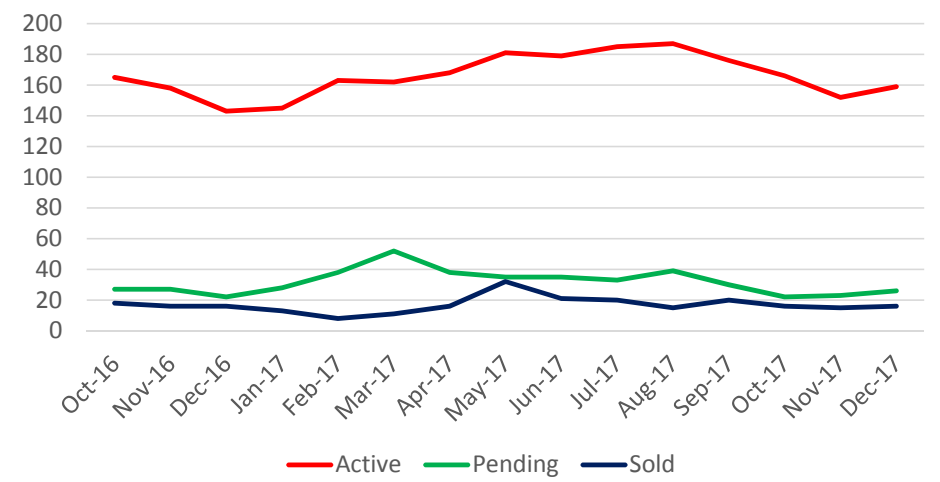
\$400,000-\$450,000



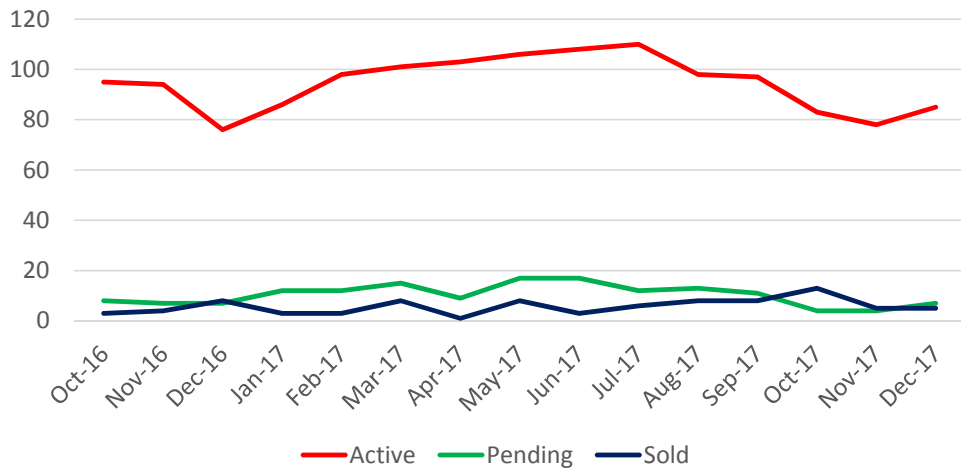
\$450,000-\$500,000



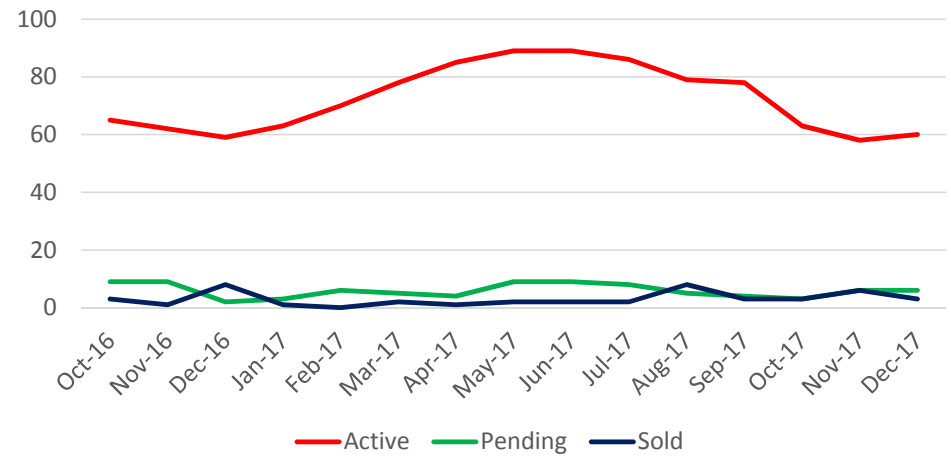
\$500,000-\$700,000



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

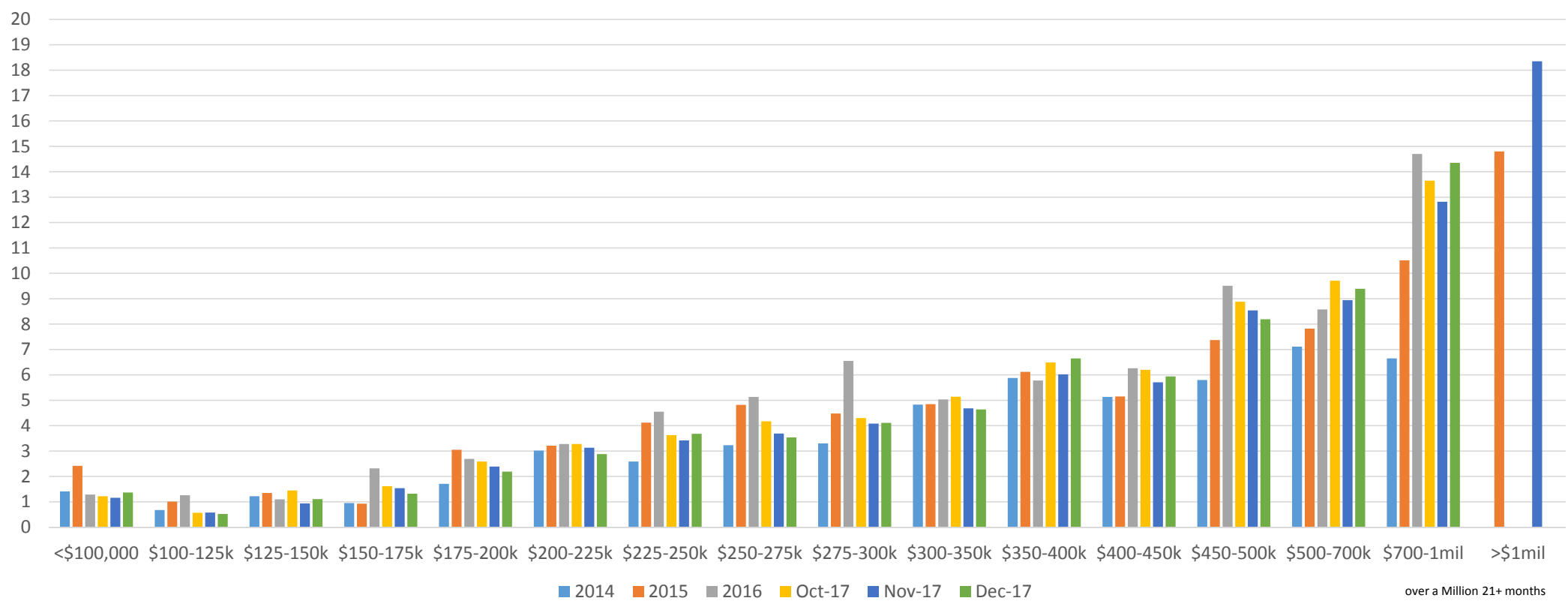


Over \$1,000,000



Absorption Rates

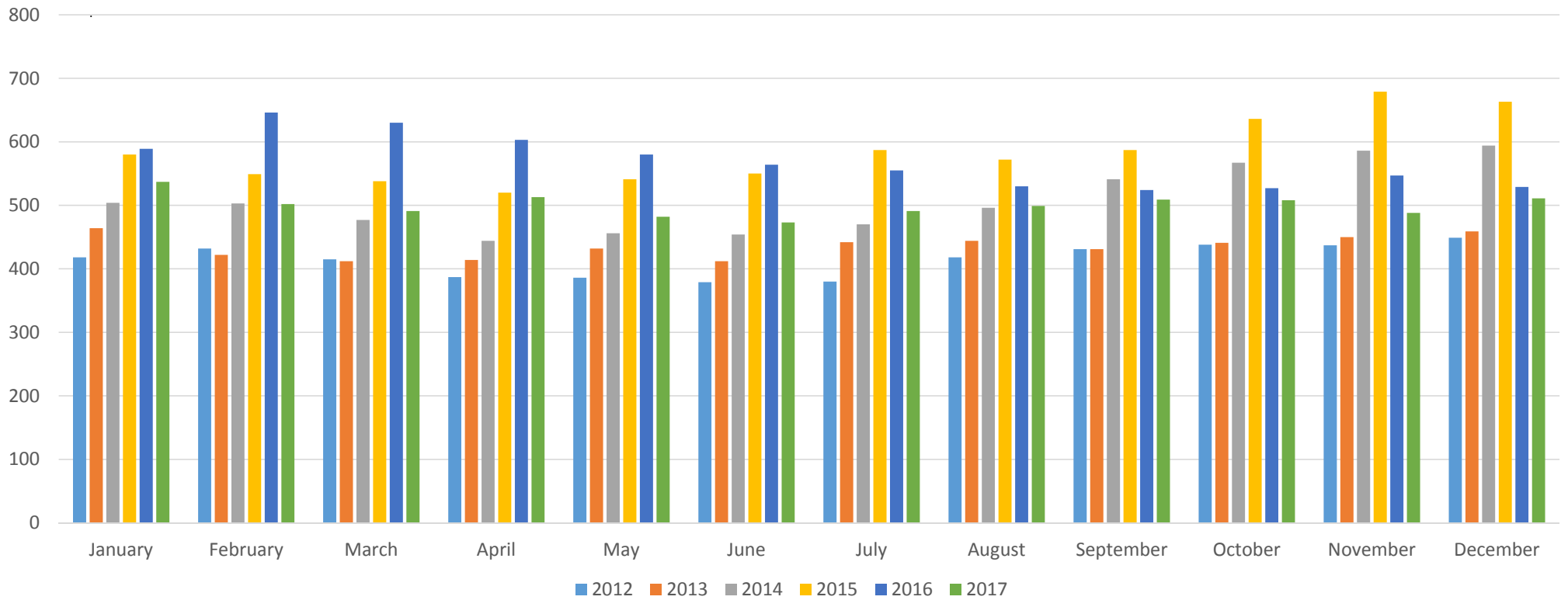
In Months



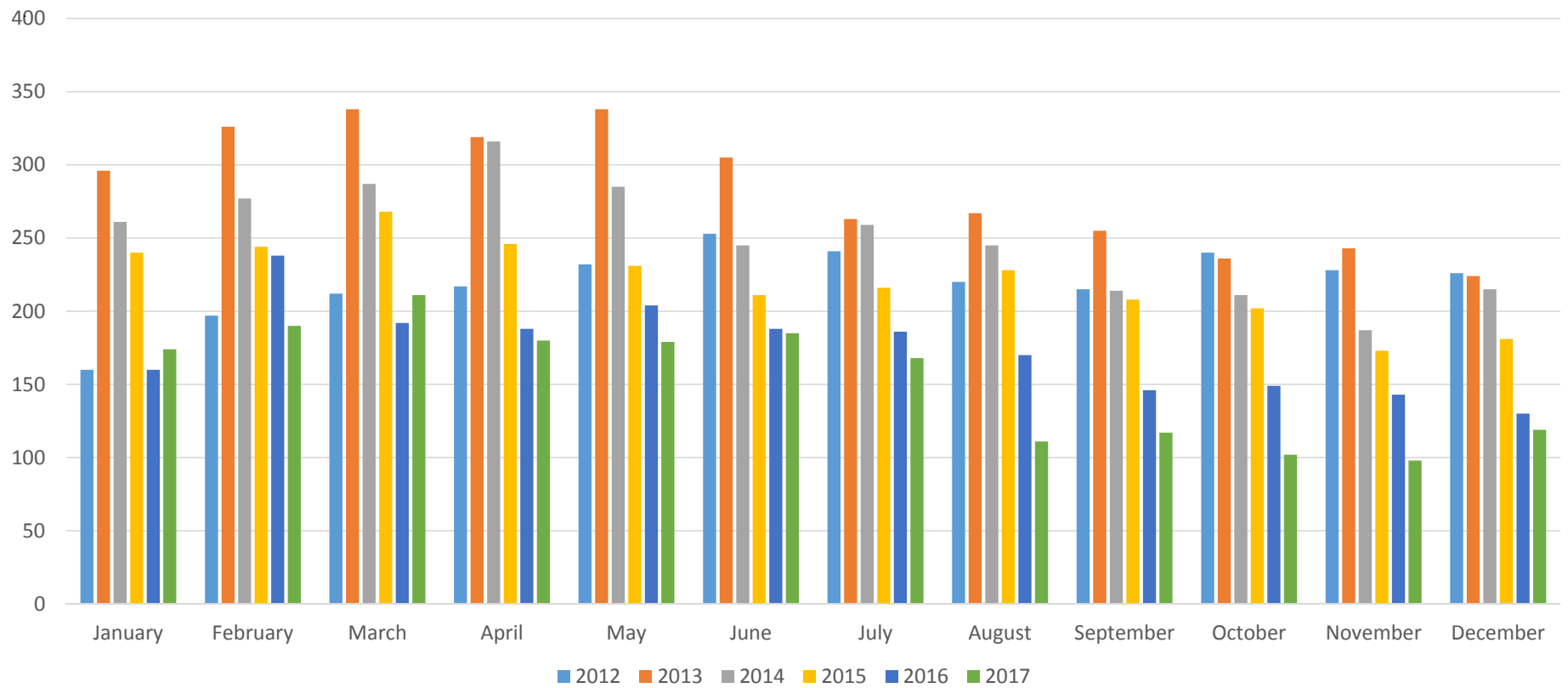
Current New Home Inventory
vs.
New Home Sales
December 2017

| | Active Listings | Under Contract | Sold-YTD |
|-------------|-----------------|----------------|----------|
| <\$200,000 | 28 | 5 | 95 |
| \$200-250 | 118 | 25 | 198 |
| \$250-300 | 92 | 18 | 195 |
| \$300-350 | 73 | 17 | 115 |
| \$350-400 | 68 | 11 | 105 |
| \$400-450 | 43 | 14 | 66 |
| \$450-500 | 30 | 12 | 48 |
| \$500-700 | 35 | 12 | 60 |
| \$700-1 Mil | 19 | 3 | 19 |
| > 1 Mil | 5 | 2 | 6 |
| Total | 511 | 119 | 907 |

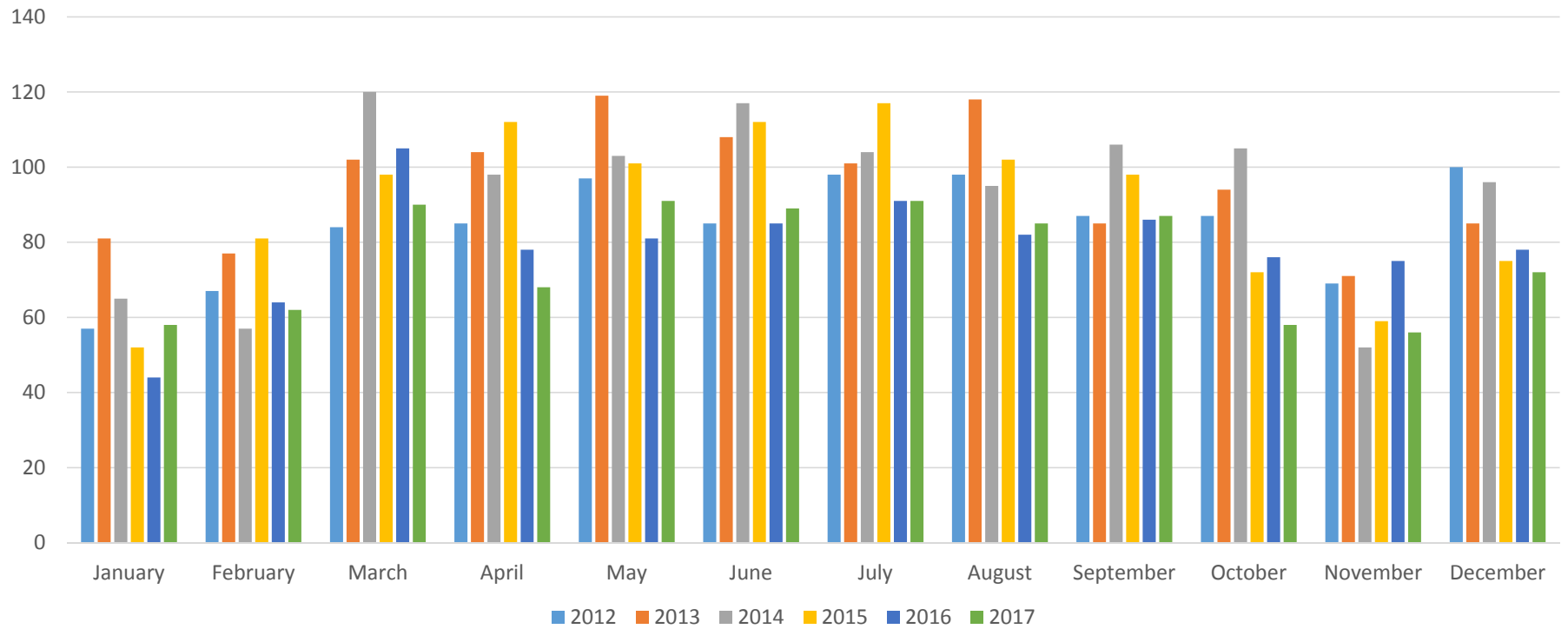
New Homes Active



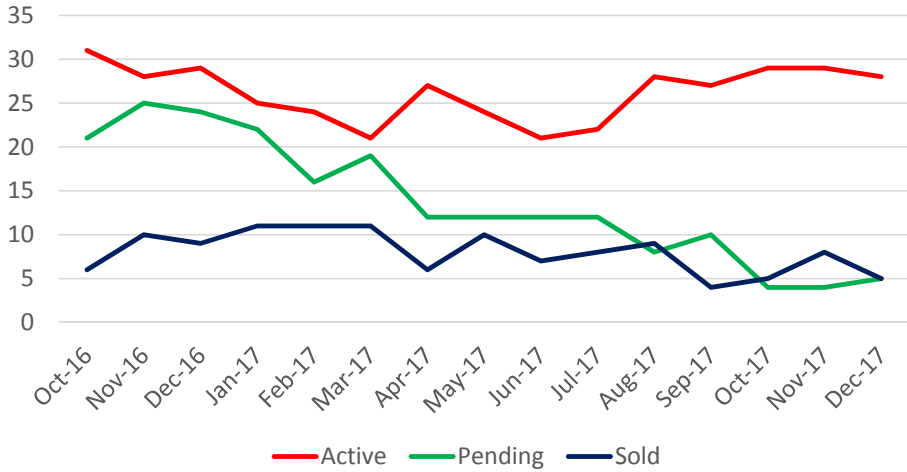
New Homes Under Contract



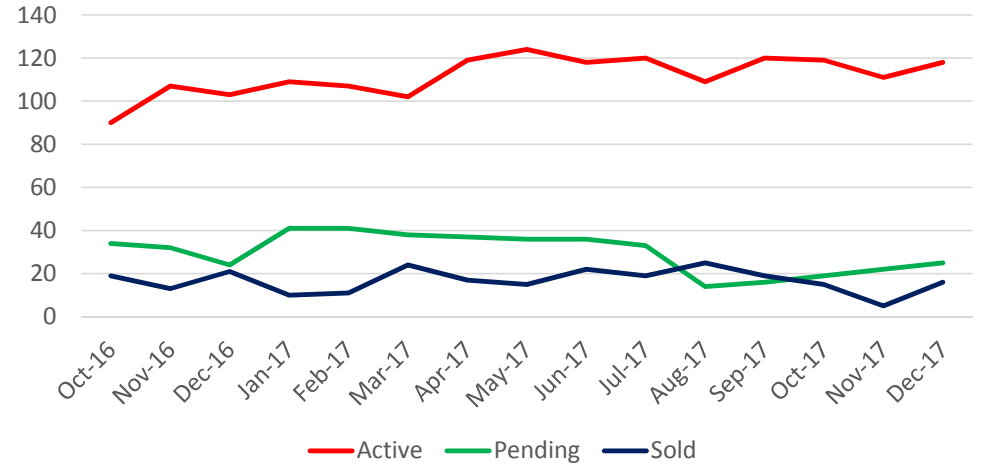
New Homes Sold



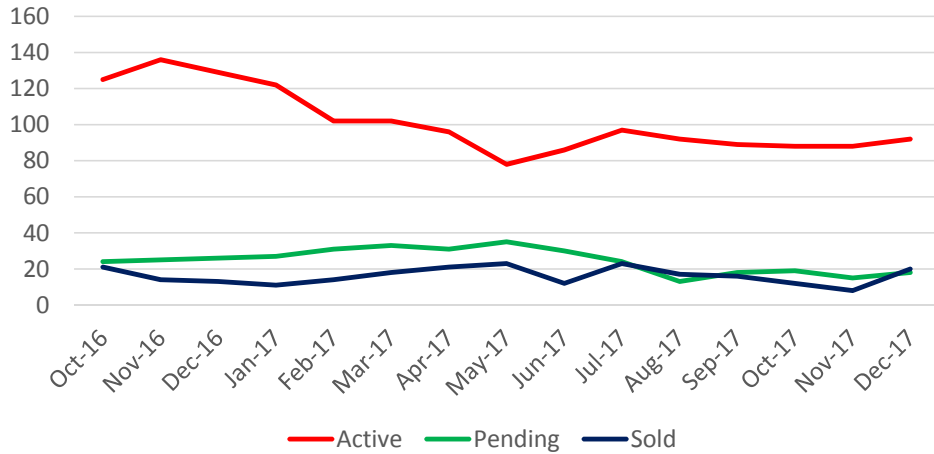
Under \$200,000



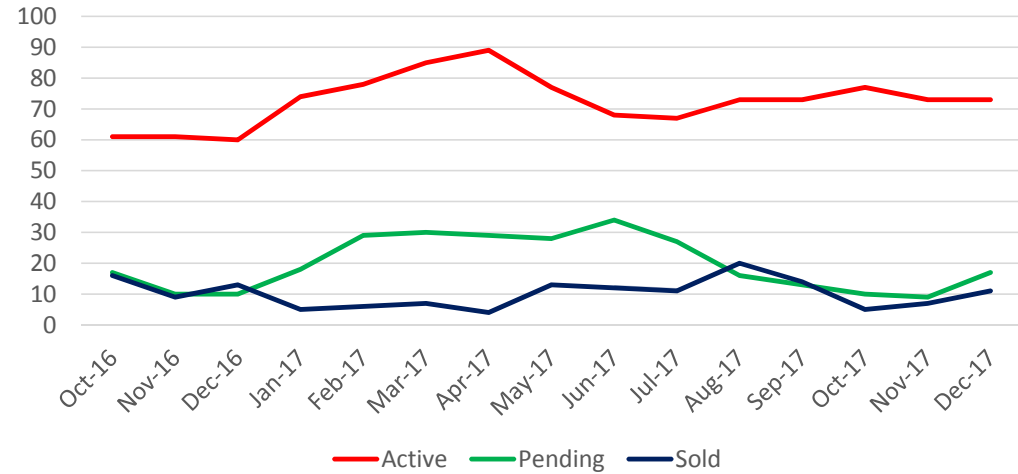
\$200,000-\$250,000



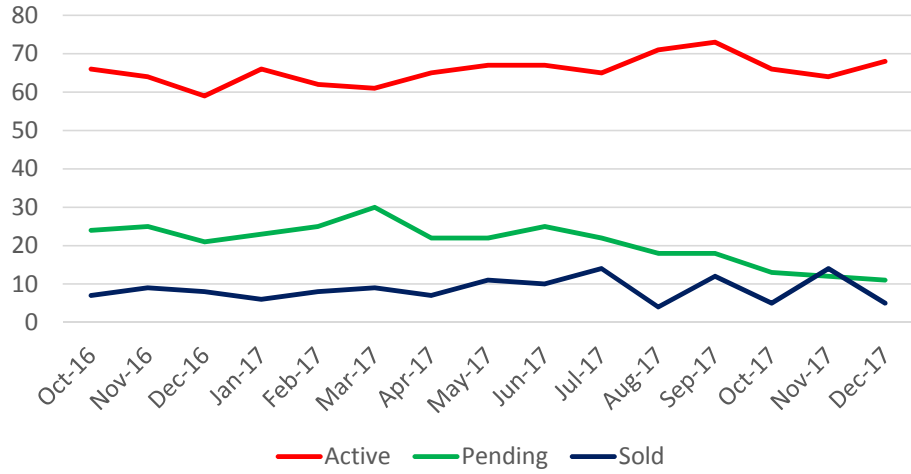
\$250,000-\$300,000



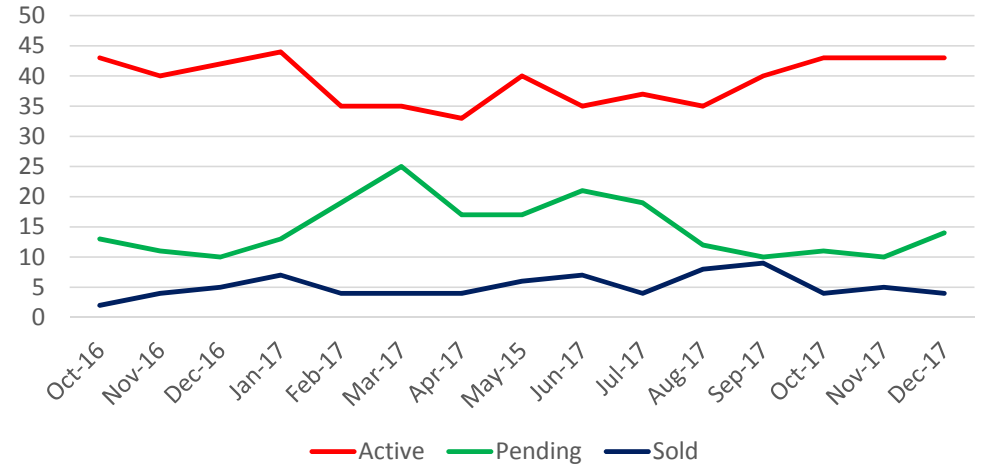
\$300,000-\$350,000



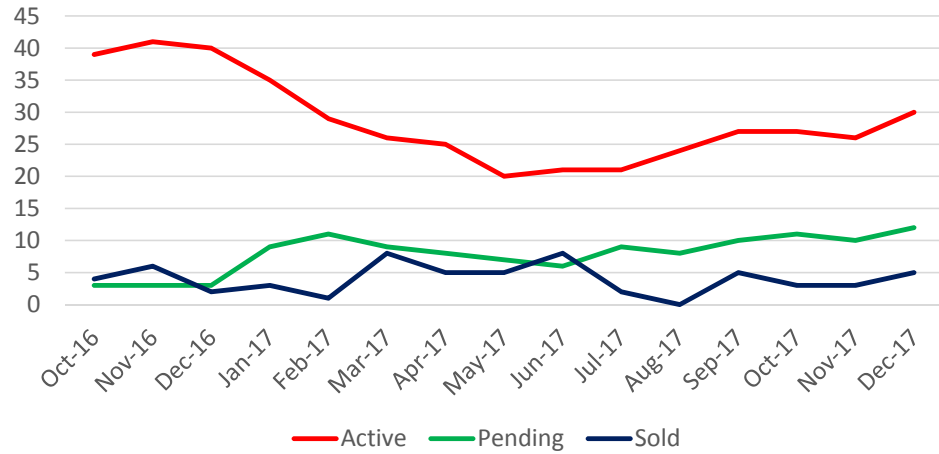
\$350,000-\$400,000



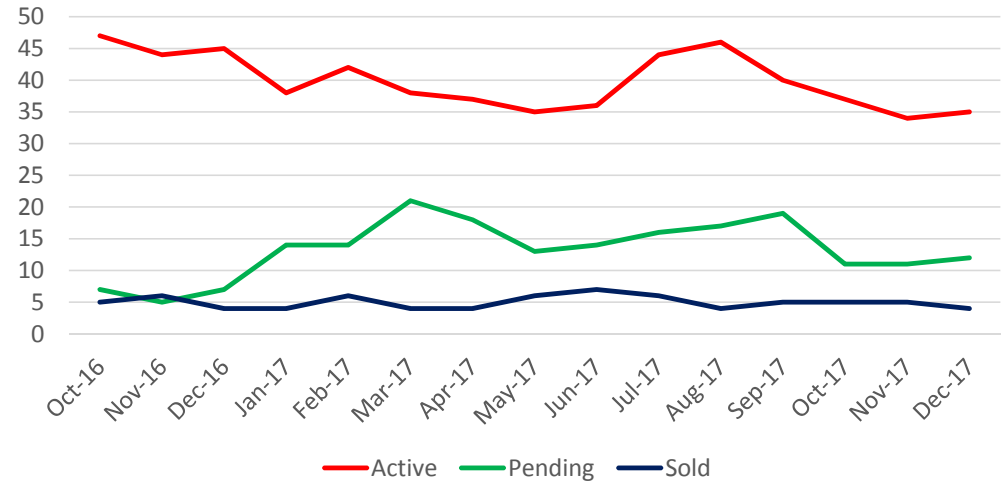
\$400,000-\$450,000



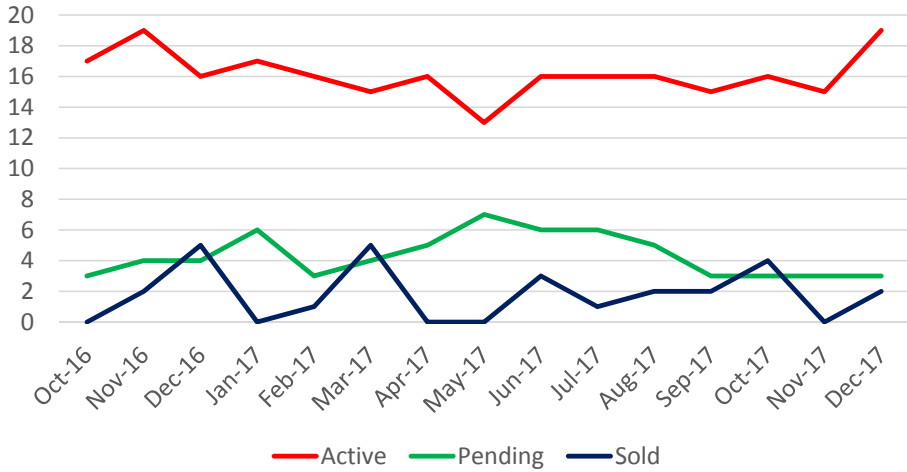
\$450,000-\$500,000



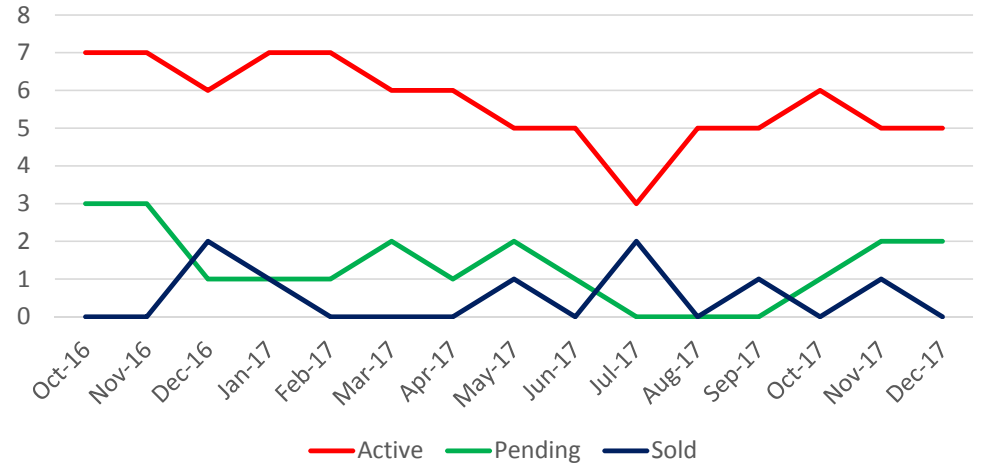
\$500,000-\$700,000



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



Over \$1,000,000



Absorption Rate New Homes

in months

