



# Preston Report

## Edmond Real Estate Market February 2018

Prepared by

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



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# Edmond Real Estate

## 2018 Residential Homes

	Active	Pending	Sold
January	1443	572	203
February	1433	595	274
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
		Total	477

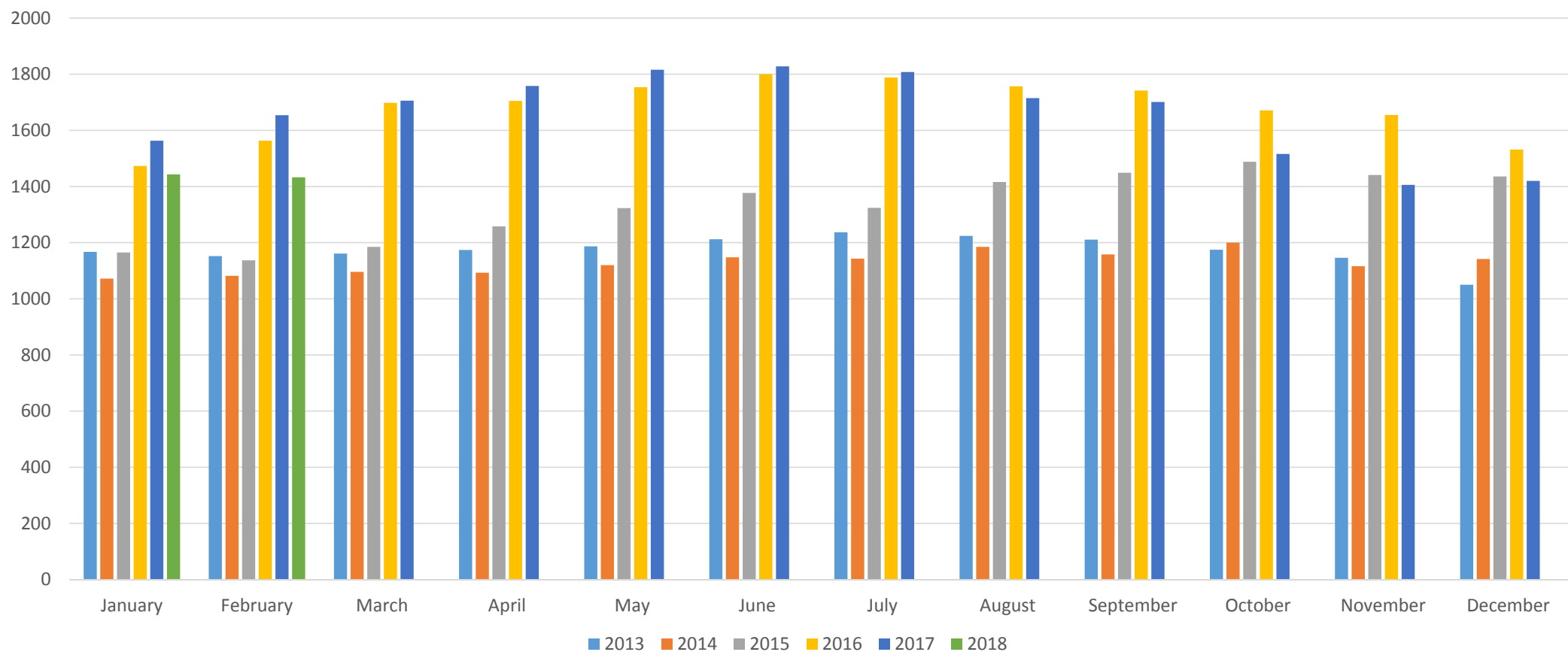
Preston Report

Based on information from MLSOK.com for the period (01/01/18) through (02/28/18) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

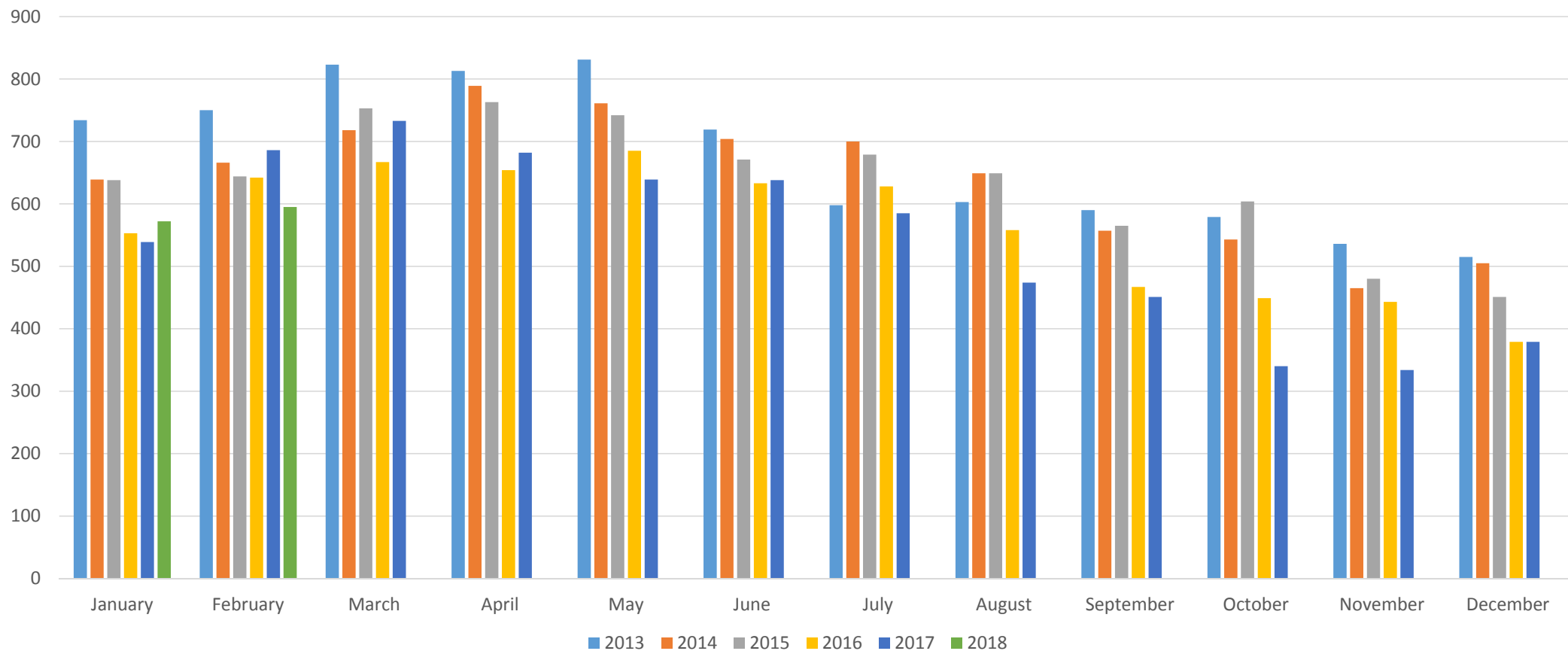
# Average Sales Price & Sales Volume

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$279,785	\$56,796,355	\$371,864	\$14,874,560
Feb.	\$271,889	\$74,497,586	\$350,678	\$19,637,968
March				
April				
May				
June				
July				
August				
Sept.				
Oct.				
Nov.				
Dec.				
Total	\$275,249	\$131,293,773	\$359,506	\$34,512,576

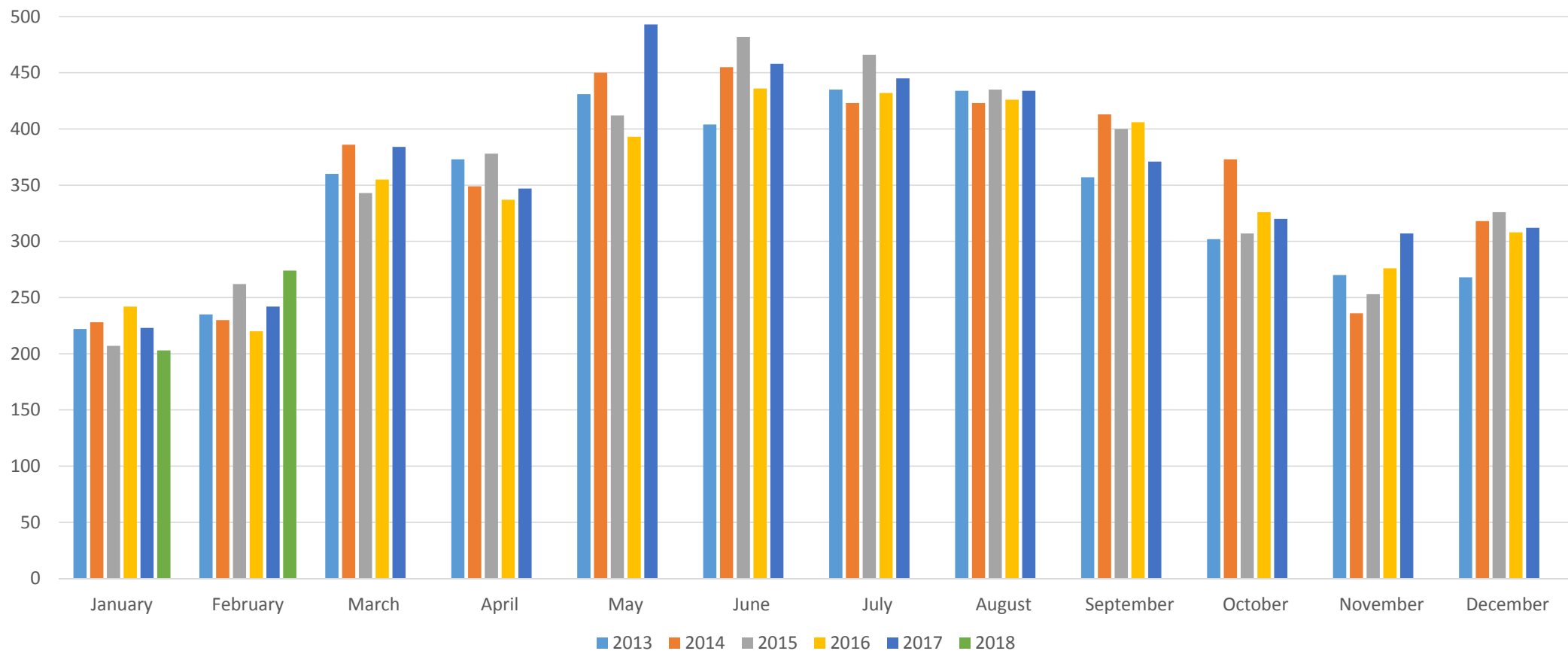
# Active Listings



# Under Contract



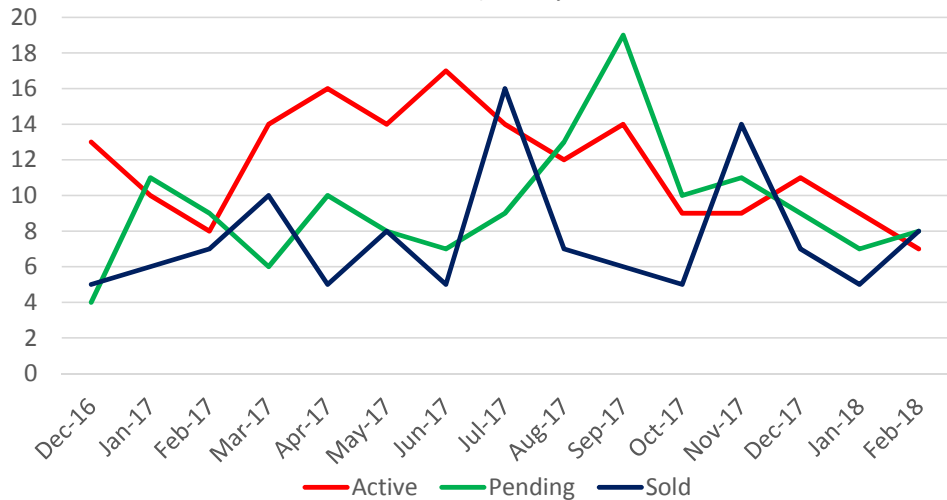
# Sold



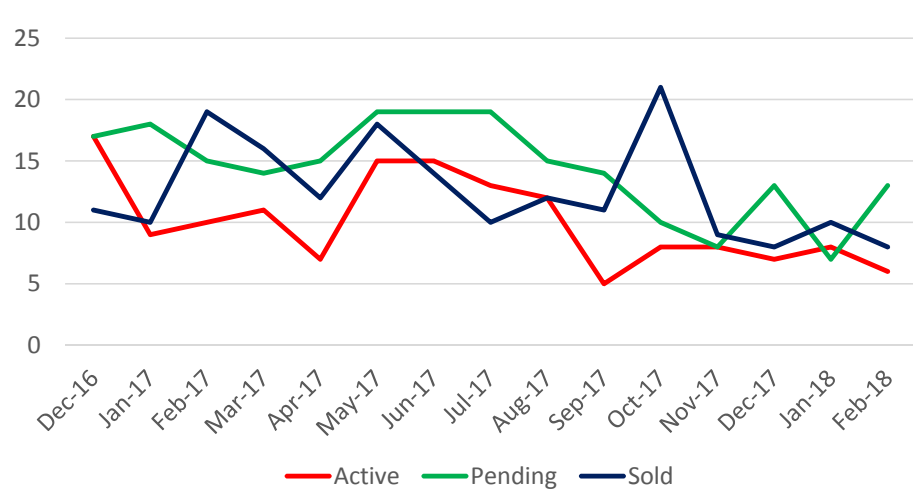
# Current Inventory vs. Homes Sold Edmond – February 2018

	Active	Pending	Sold YTD
<\$100,000	7	8	13
\$100-125k	6	13	18
\$125-150k	24	28	47
\$150-175k	45	42	49
\$175-200k	82	71	62
\$200-225k	126	57	38
\$225-250k	101	68	41
\$250-275k	74	39	38
\$275-300k	112	53	25
\$300-350k	185	55	38
\$350-400k	147	41	31
\$400-450K	103	34	21
\$450-500k	88	26	23
\$500-700k	183	41	24
\$700-1 mil	92	12	4
>\$1 million	58	7	5
<hr/> Total	1433	595	477

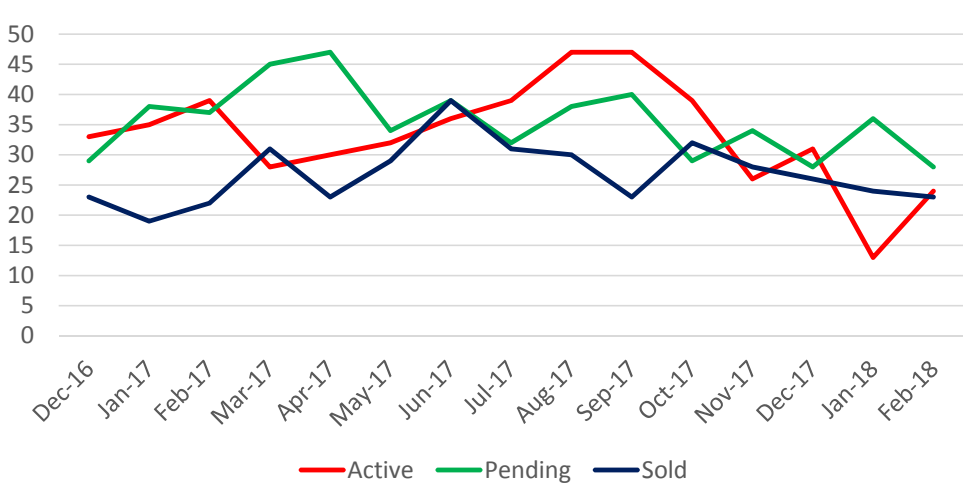
Under \$100,000



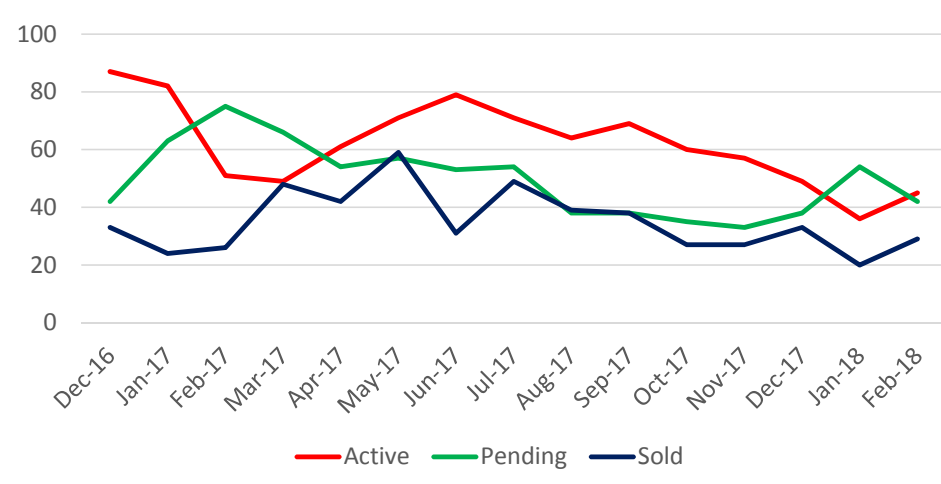
\$100,000-\$125,000



\$125,000-\$150,000

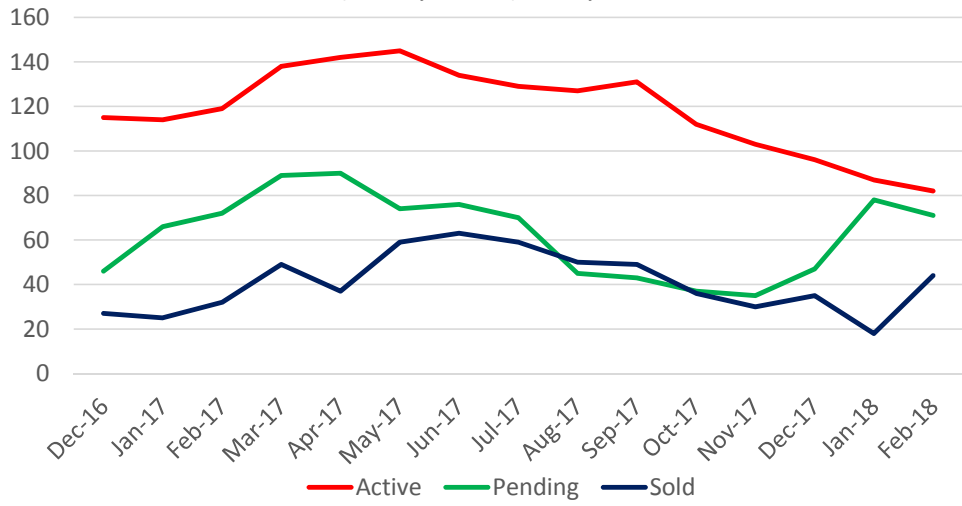


\$150,000-\$175,000

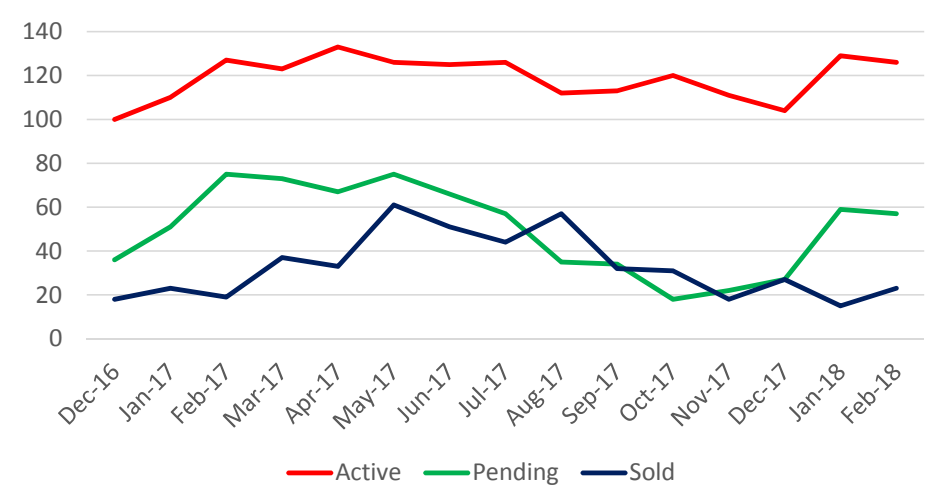




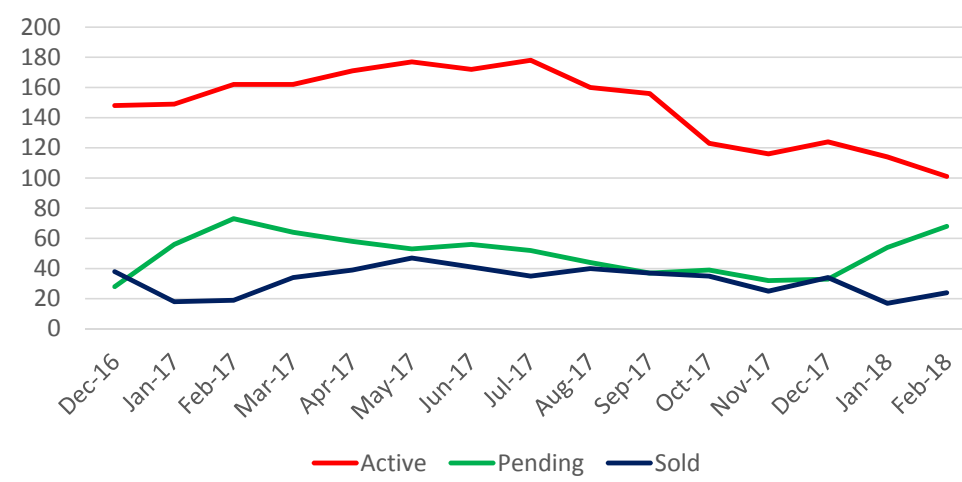
\$175,000-\$200,000



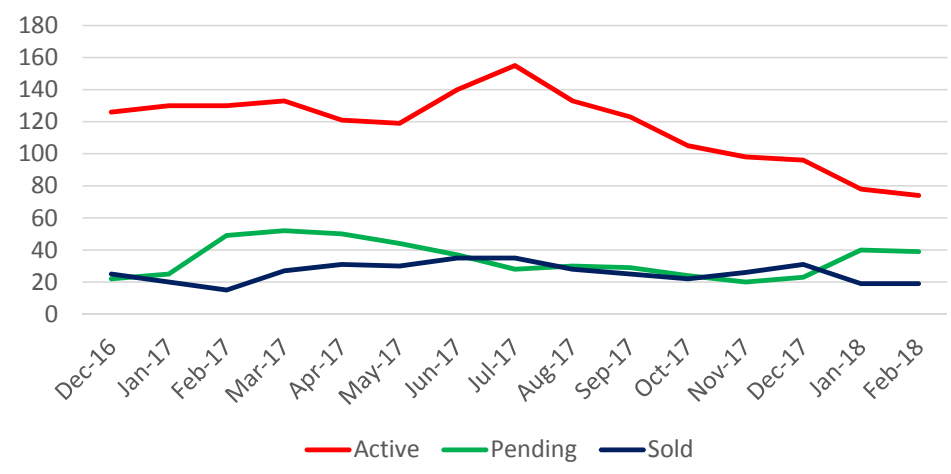
\$200,000-\$225,000



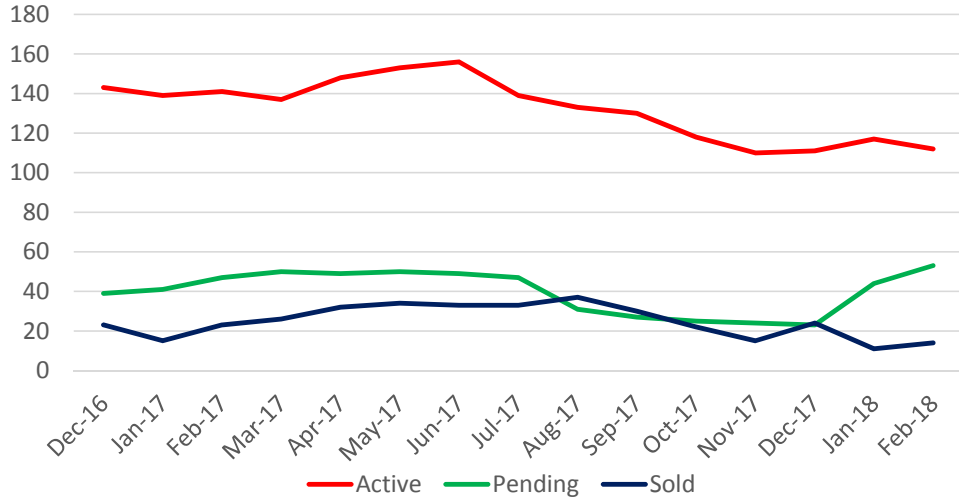
\$225,000-\$250,000



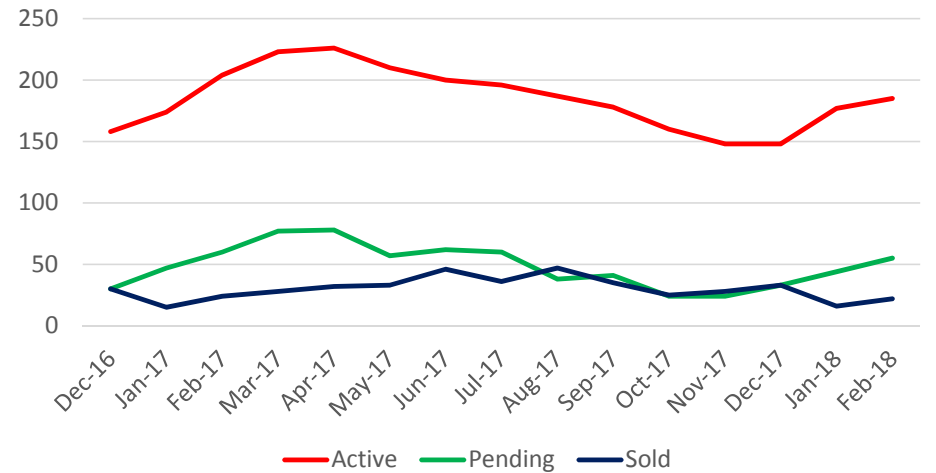
\$250,000-\$275,000



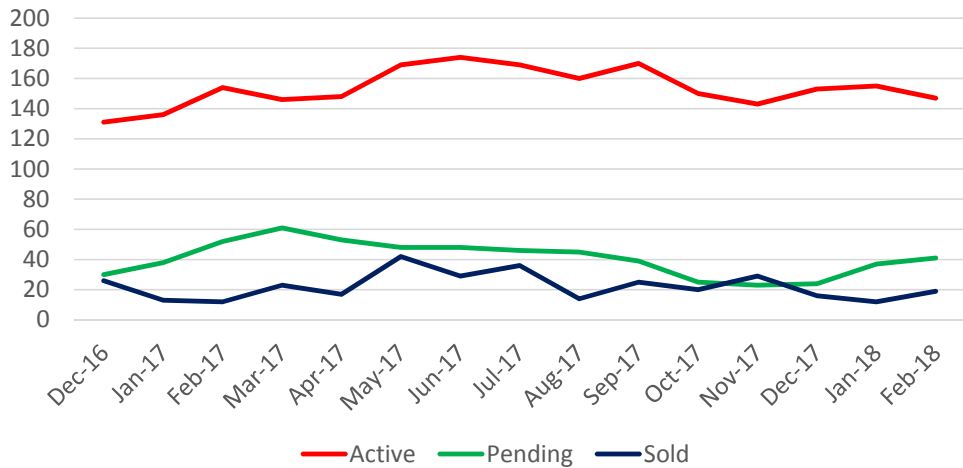
\$275,000-\$300,000



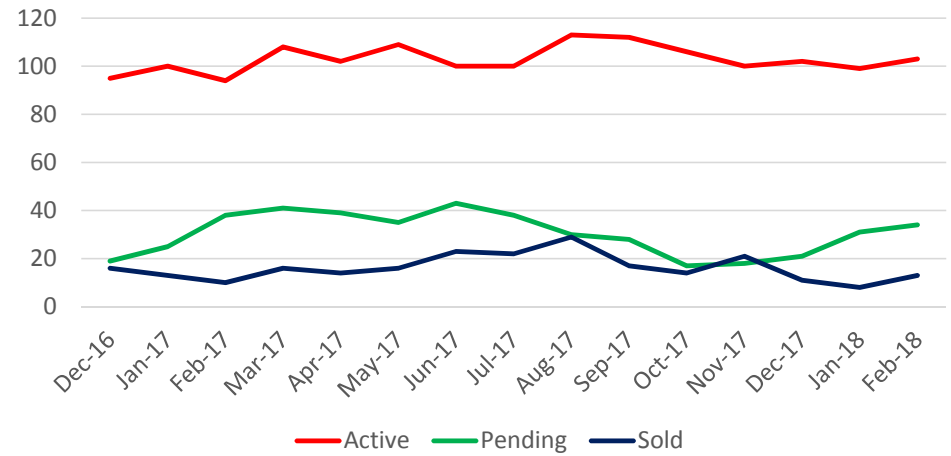
\$300,000-\$350,000



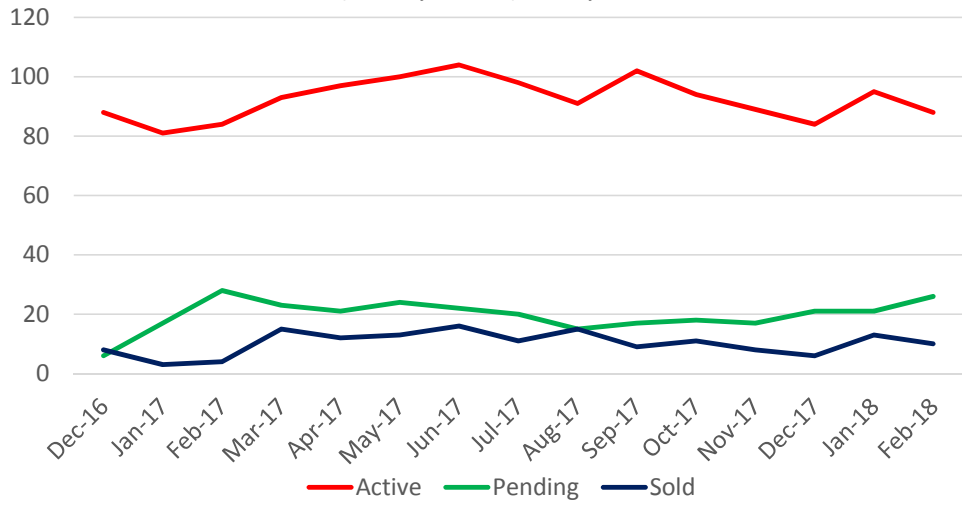
\$350,000-\$400,000



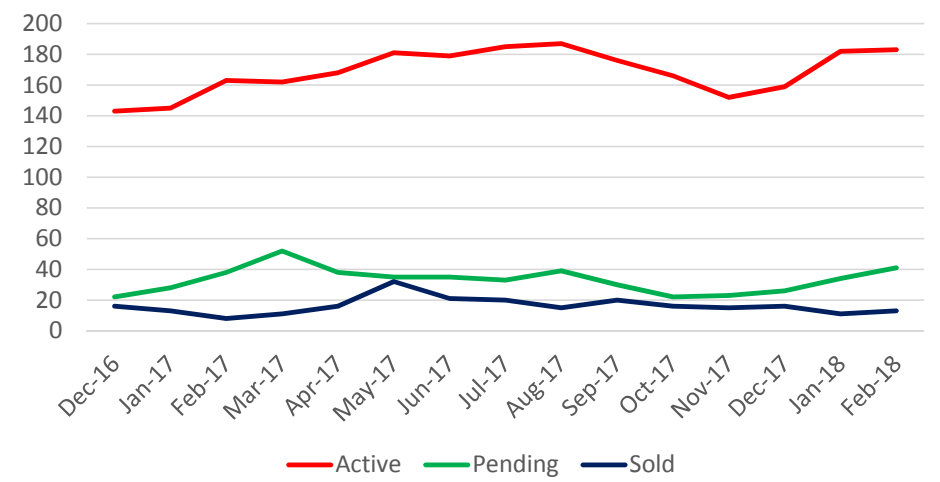
\$400,000-\$450,000



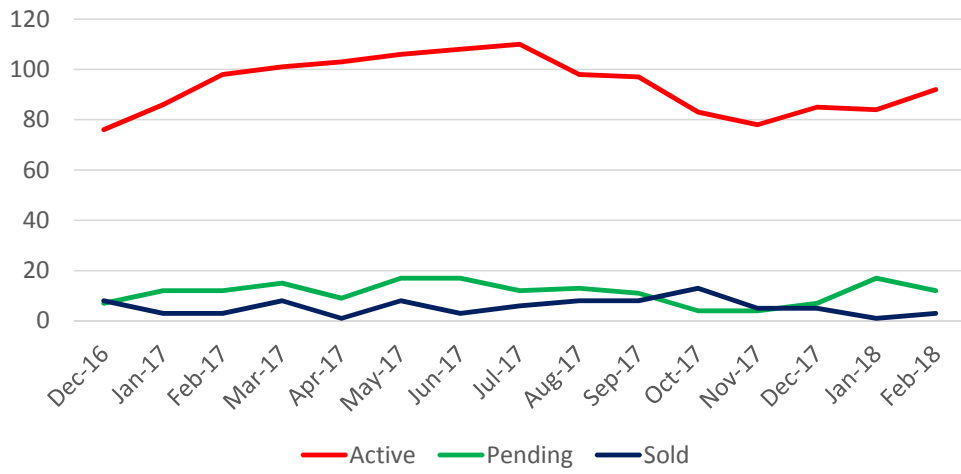
\$450,000-\$500,000



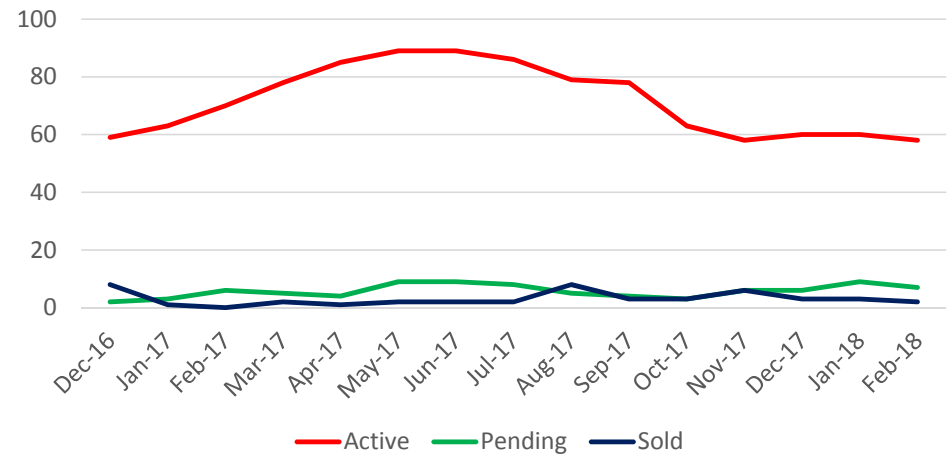
\$500,000-\$700,000



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

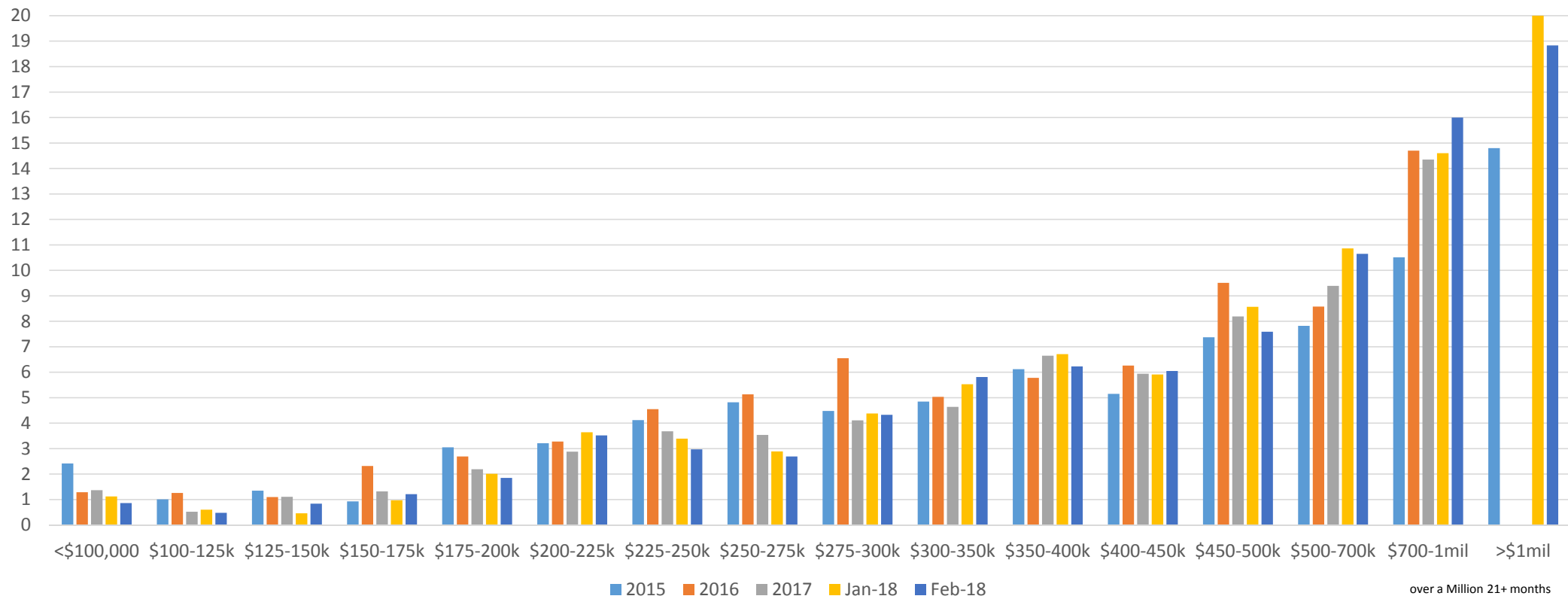


Over \$1,000,000



# Absorption Rates

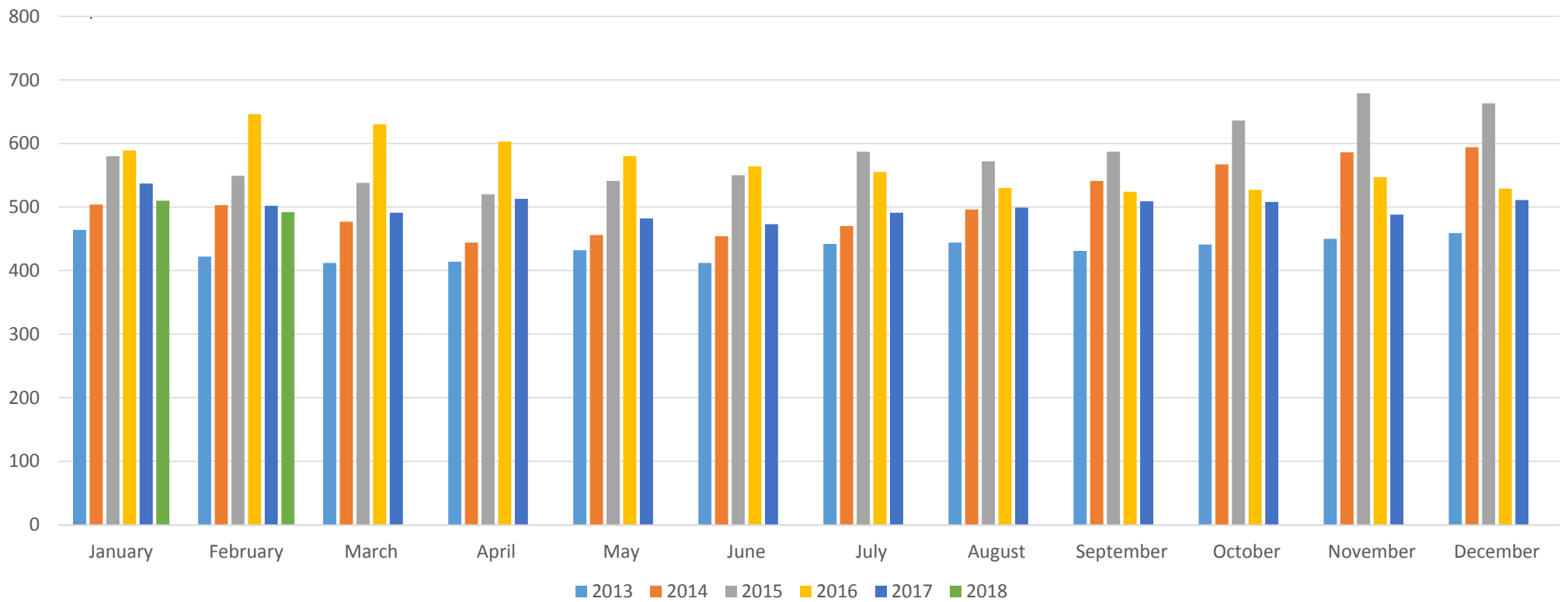
In Months



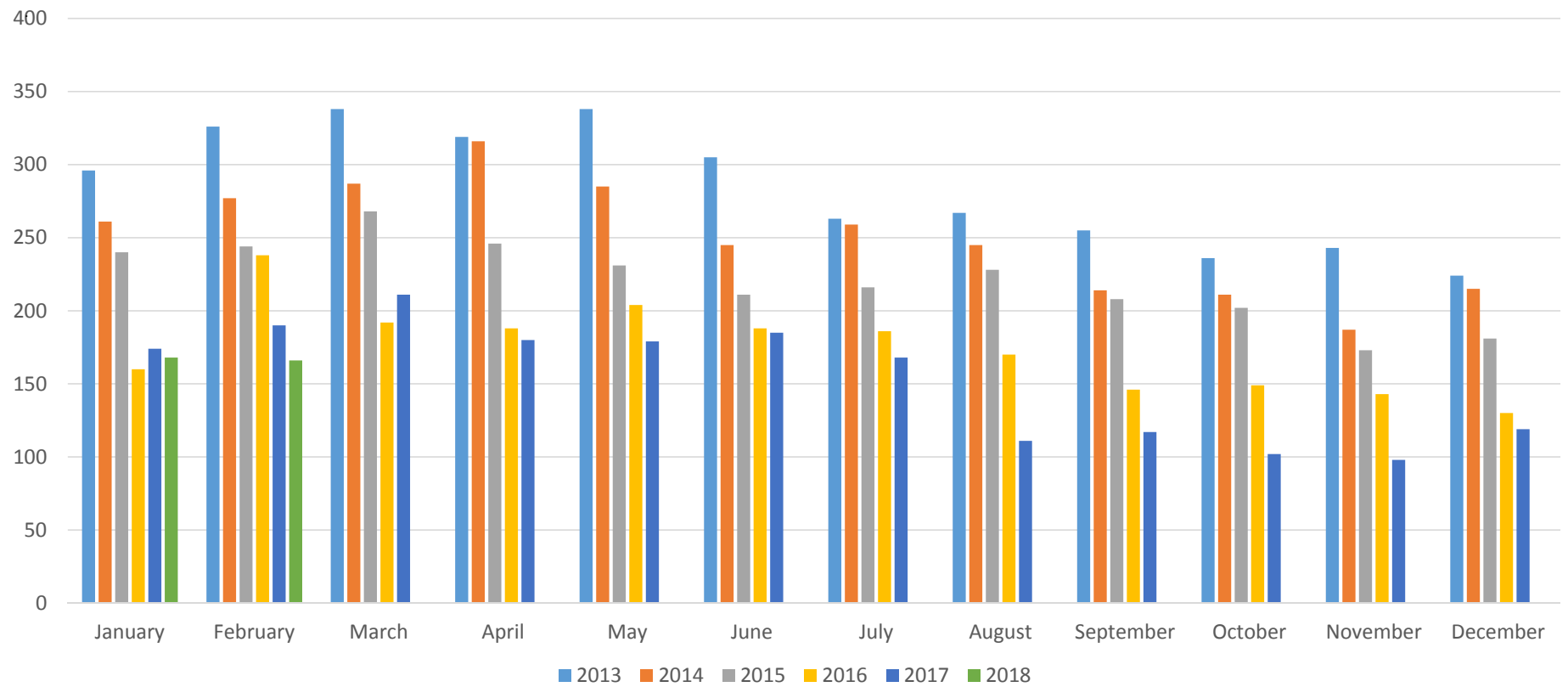
Current New Home Inventory  
vs.  
New Home Sales  
February 2018

	Active Listings	Under Contract	Sold-YTD
<\$200,000	23	15	4
\$200-250	101	37	22
\$250-300	77	33	20
\$300-350	91	23	9
\$350-400	63	20	10
\$400-450	35	15	10
\$450-500	35	7	10
\$500-700	43	11	8
\$700-1 Mil	19	4	1
> 1 Mil	5	1	2
Total	492	166	96

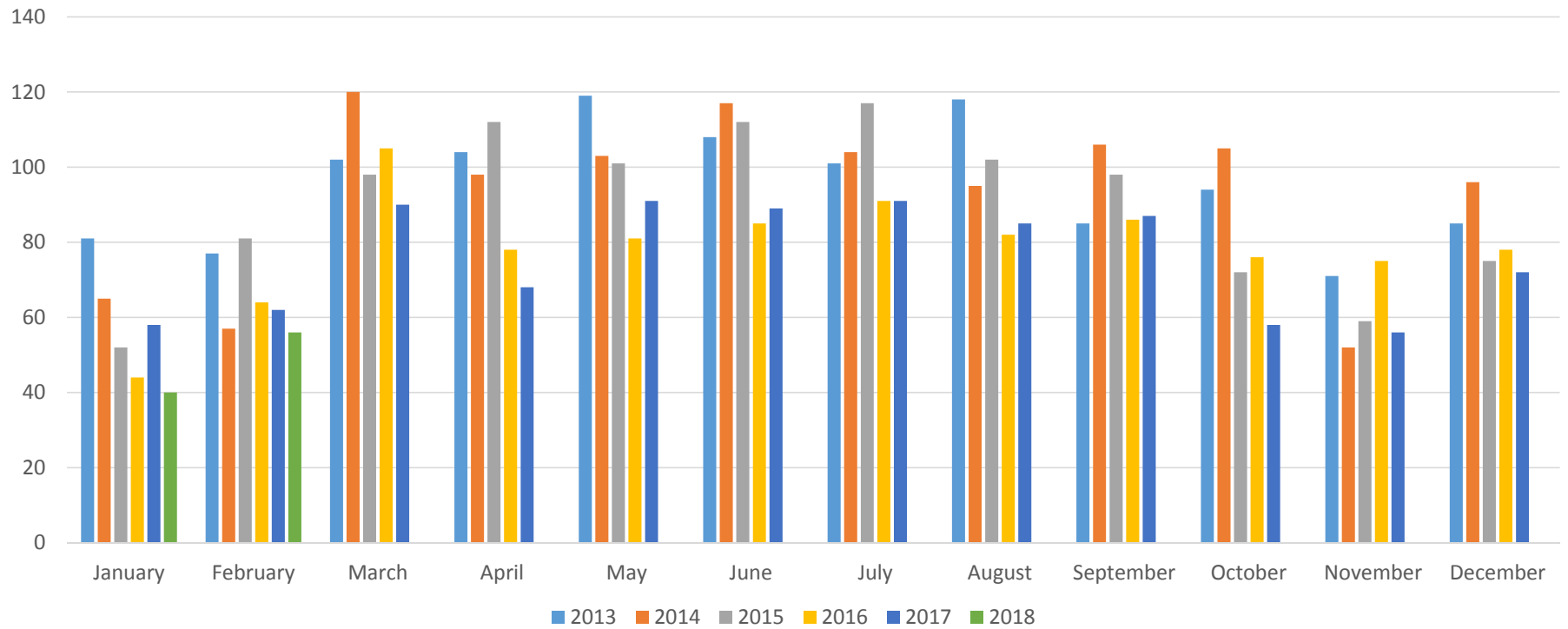
# New Homes Active



# New Homes Under Contract

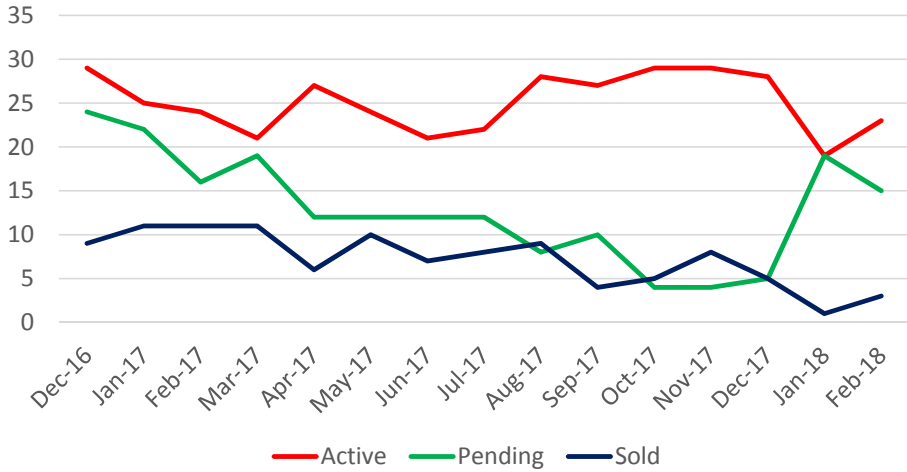


# New Homes Sold

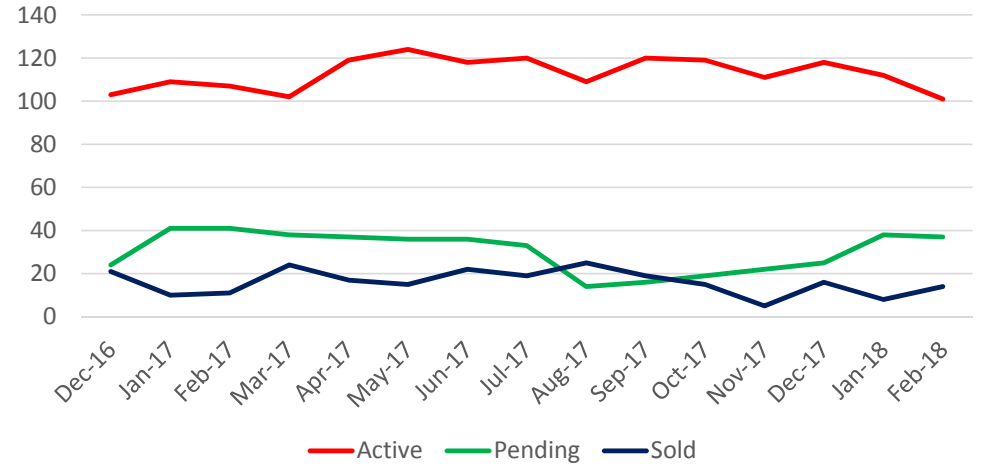




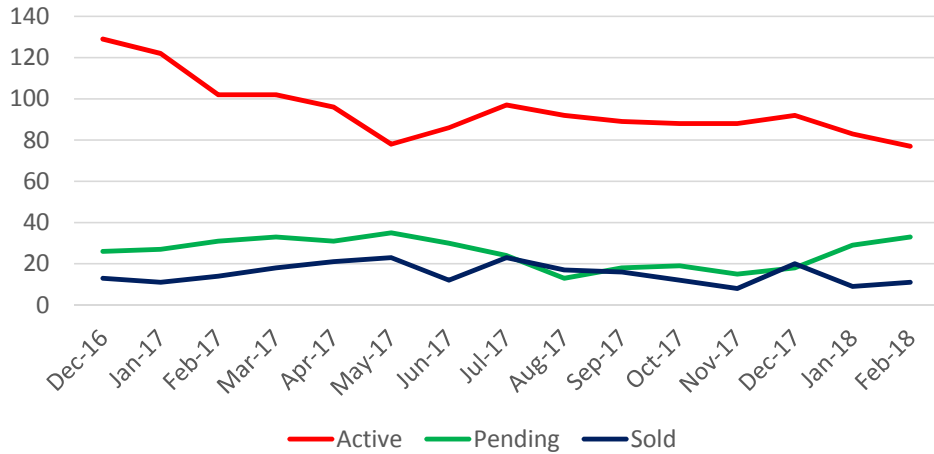
Under \$200,000



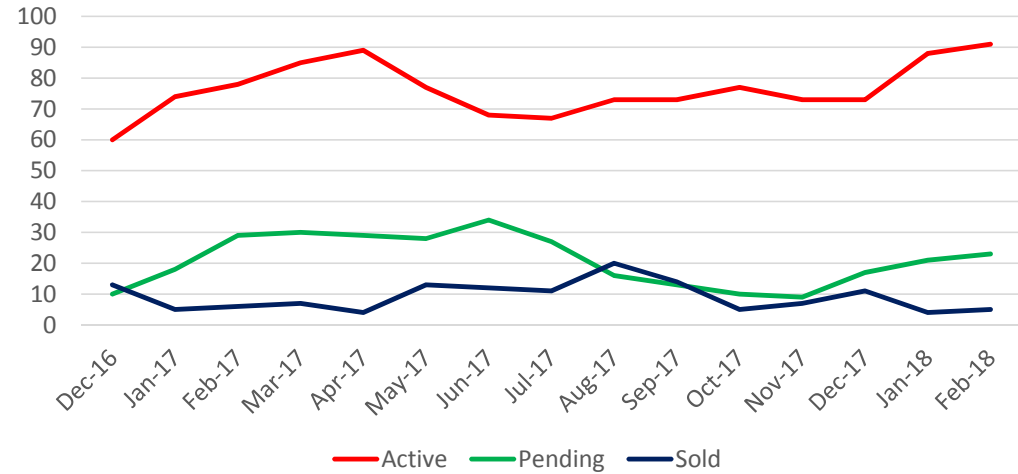
\$200,000-\$250,000



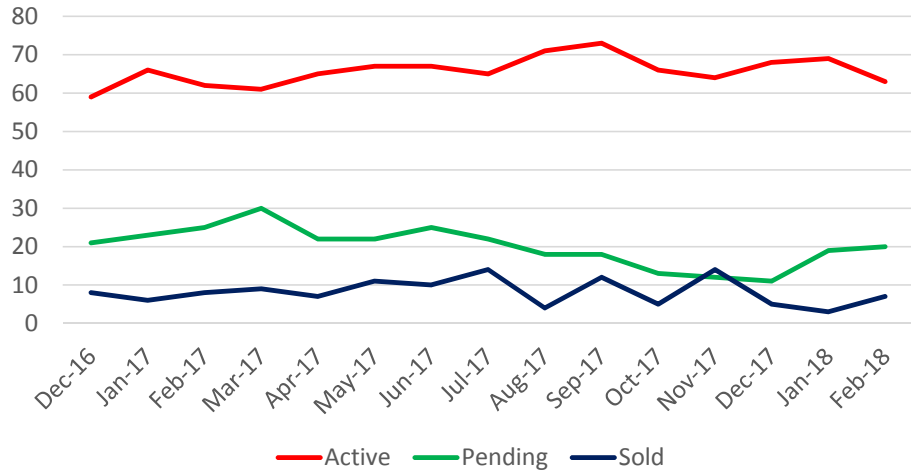
\$250,000-\$300,000



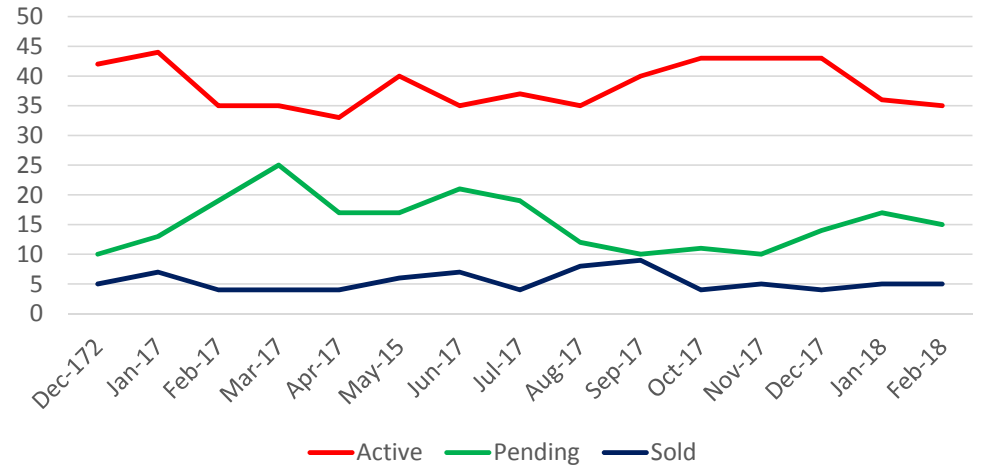
\$300,000-\$350,000



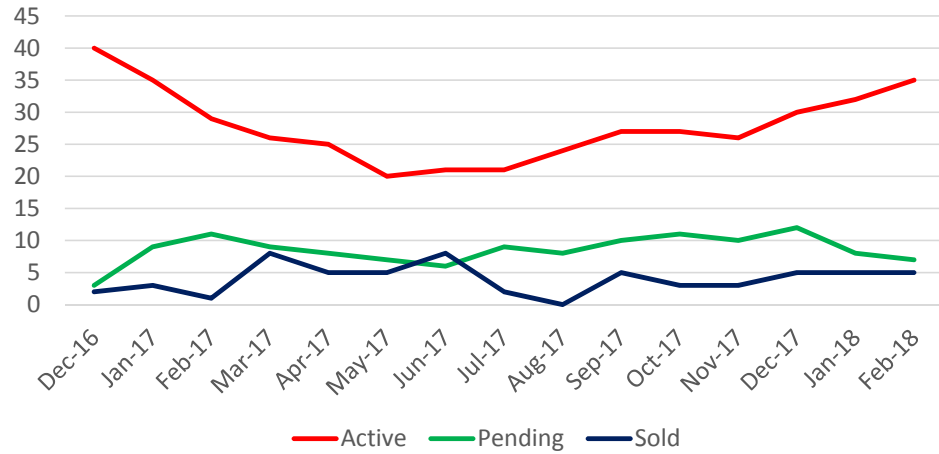
\$350,000-\$400,000



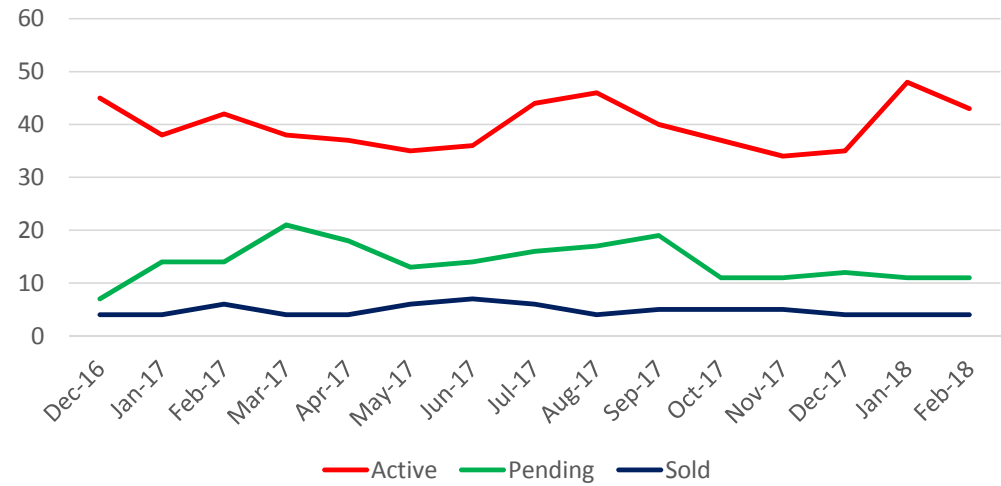
\$400,000-\$450,000



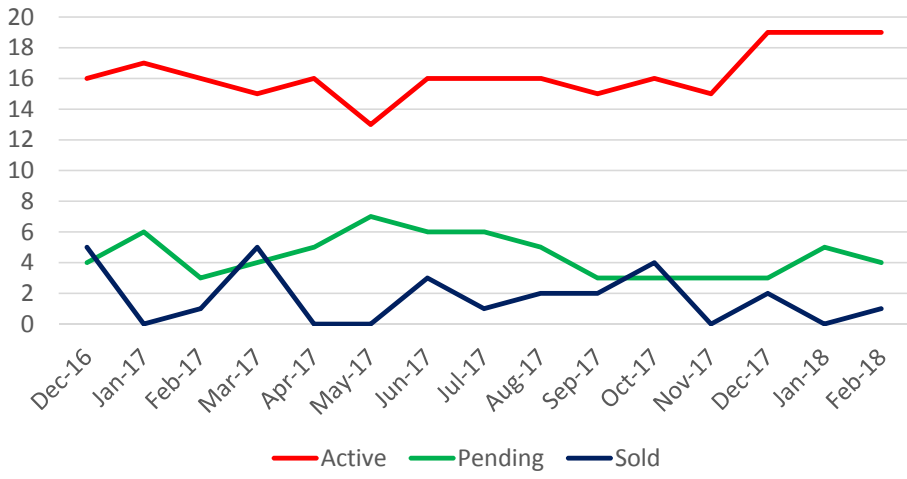
\$450,000-\$500,000



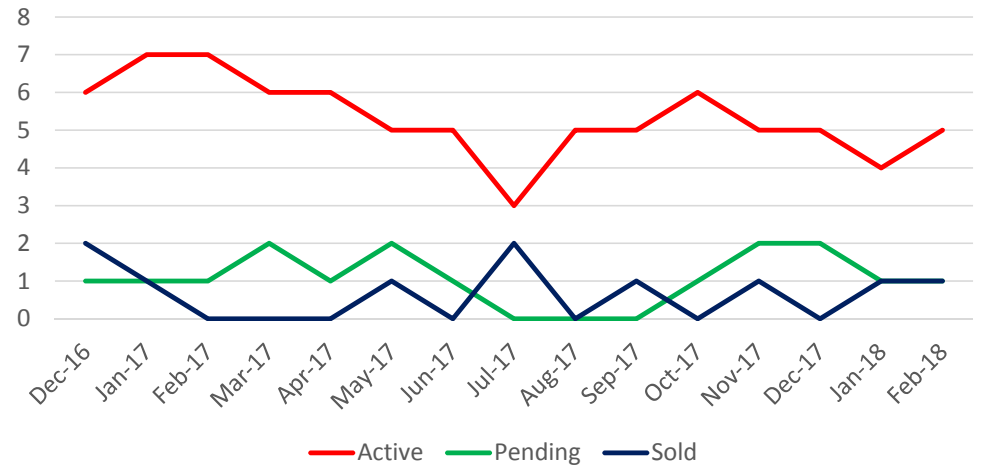
\$500,000-\$700,000



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



Over \$1,000,000



# Absorption Rate New Homes

in months

