



Preston Report

Edmond Real Estate Market
October 2019

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

Edmond Real Estate

2019 Residential Homes

	Active	Pending	Sold
January	1293	550	211
February	1287	675	301
March	1279	751	380
April	1262	799	405
May	1289	695	512
June	1308	686	485
July	1282	572	531
August	1300	549	476
September	1268	495	370
October	1203	446	385
November			
December			
		Total	4056

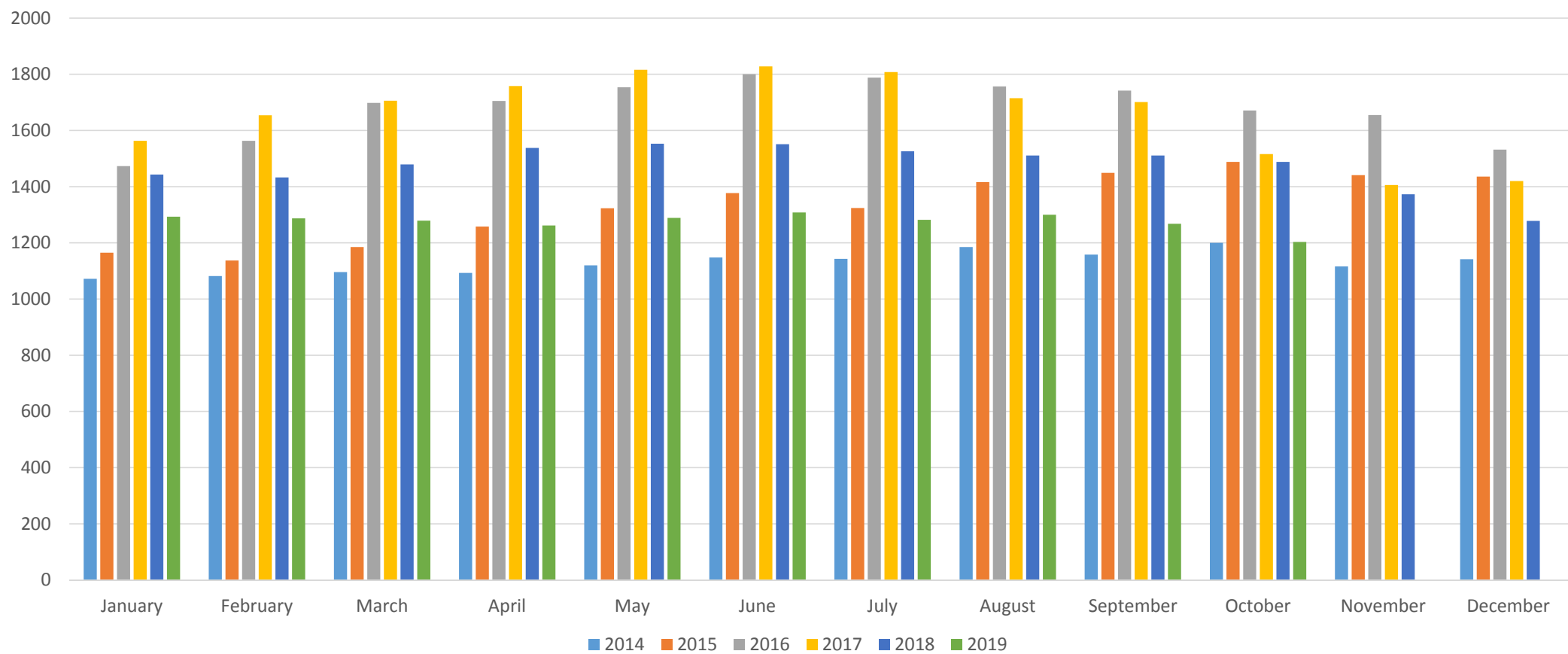
Preston Report

Based on information from MLSOK.com for the period (01/01/19) through (10/31/19) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

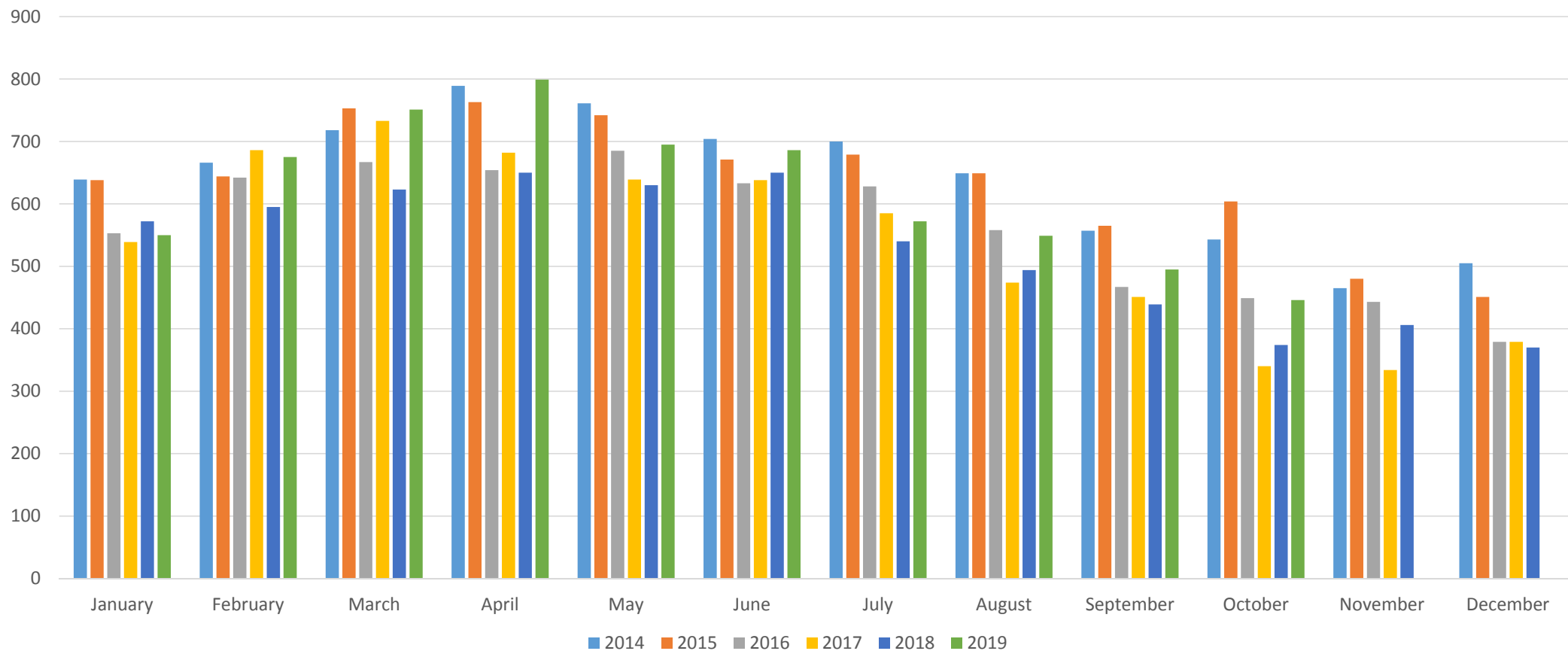
Average Sales Price & Sales Volume

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$326,736	\$68,941,296	\$333,272	\$14,663,968
Feb.	\$307,951	\$92,693,251	\$360,347	\$32,431,230
March	\$304,250	\$115,615,000	\$340,606	\$29,632,722
April	\$294,055	\$119,092,275	\$323,337	\$29,100,330
May	\$309,261	\$158,341,632	\$329,818	\$33,971,254
June	\$322,102	\$156,219,470	\$383,588	\$40,276,740
July	\$296,414	\$157,395,834	\$323,285	\$32,651,785
August	\$303,275	\$144,358,900	\$326,048	\$34,235,040
Sept.	\$296,077	\$109,548,490	\$317,016	\$26,629,344
Oct.	\$305,405	\$117,580,925	\$311,948	\$22,460,256
Nov.				
Dec.				
Total	\$305,667	\$1,239,787,073	\$336,042	\$296,052,669

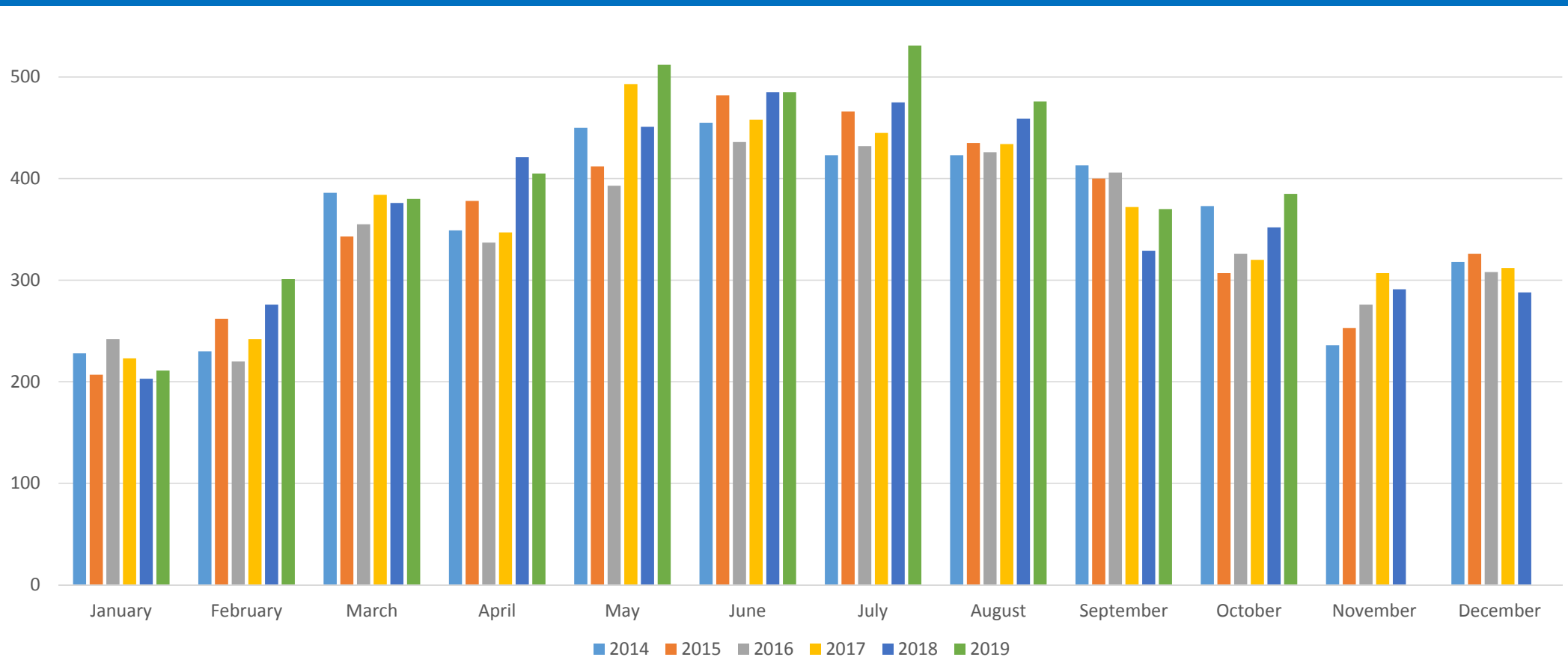
Active Listings



Under Contract



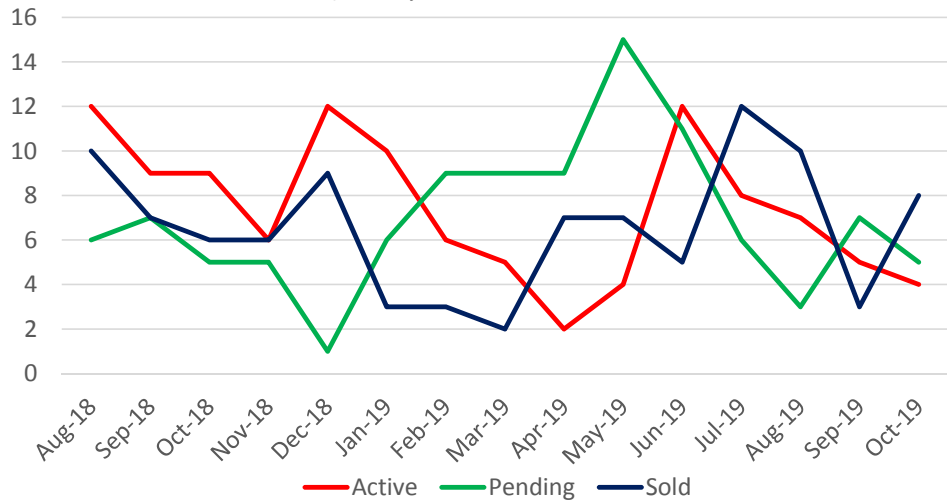
Sold



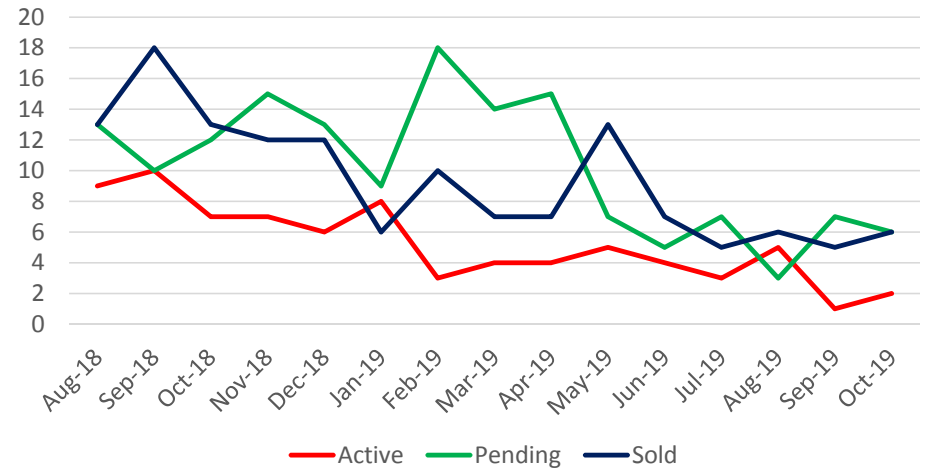
Current Inventory vs. Homes Sold Edmond – October 2019

	Active	Pending	Sold YTD
<\$100,000	4	5	60
\$100-125k	2	6	72
\$125-150k	5	14	204
\$150-175k	26	34	373
\$175-200k	76	63	439
\$200-225k	61	42	426
\$225-250k	88	41	399
\$250-275k	97	29	305
\$275-300k	92	40	300
\$300-350k	161	51	419
\$350-400k	152	45	299
\$400-450K	93	18	208
\$450-500k	74	14	160
\$500-700k	134	25	253
\$700-1 mil	70	13	101
>\$1 million	68	6	40
Total	1203	446	4056

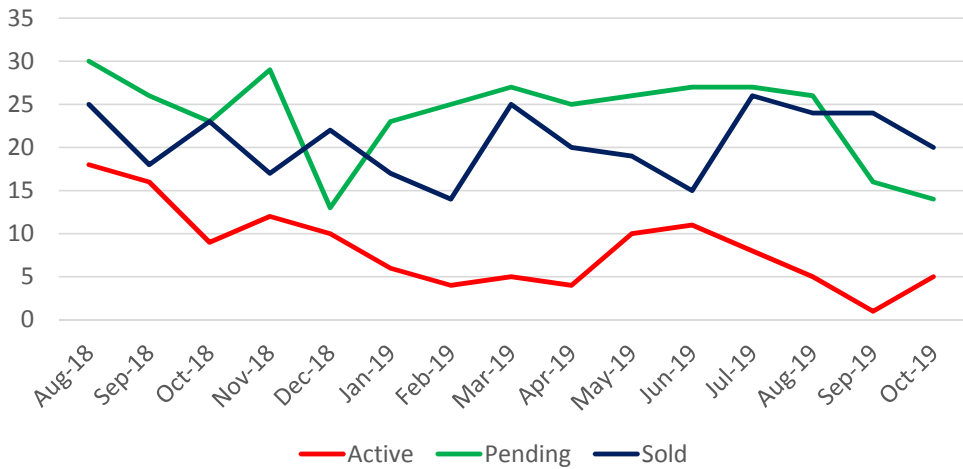
\$100,000 and under



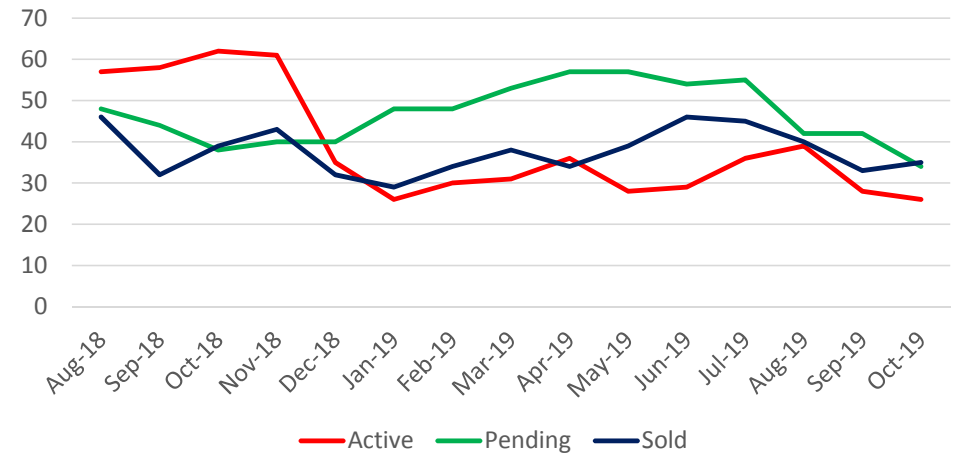
\$100,001-\$125,000



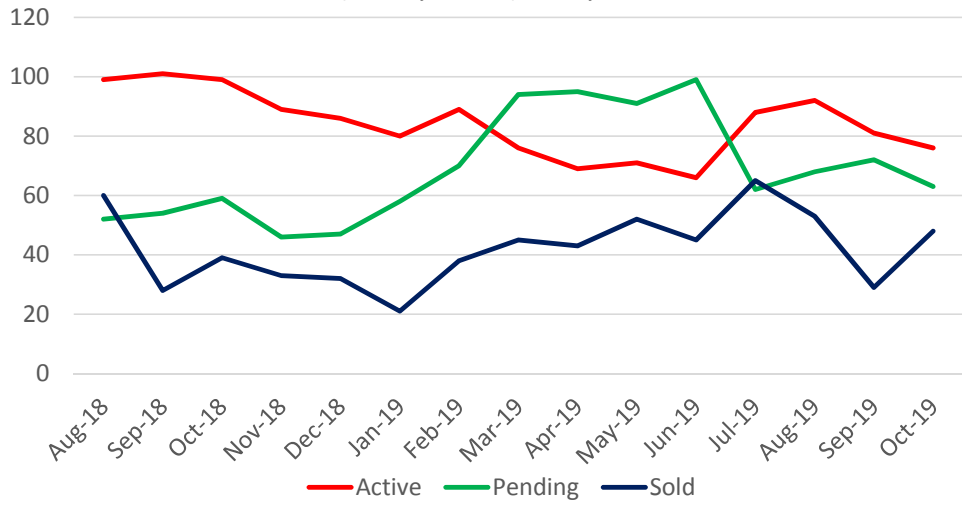
\$125,001-\$150,000



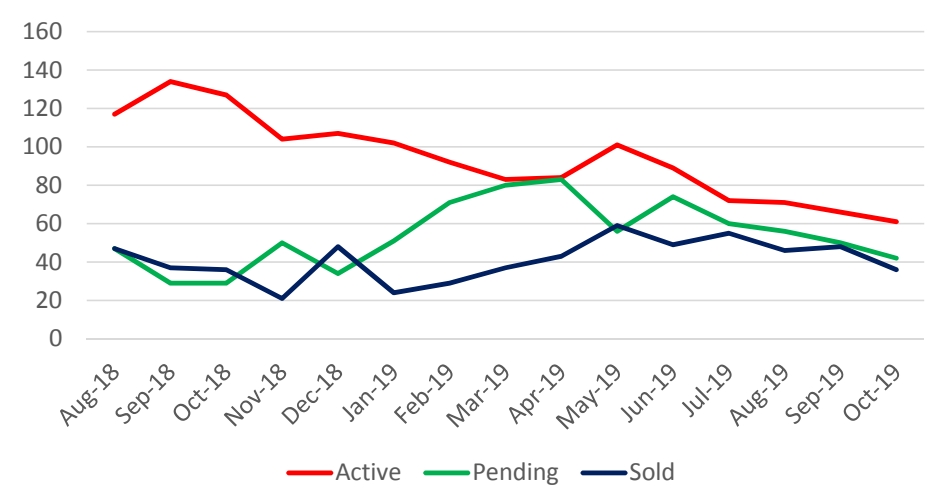
\$150,001-\$175,000



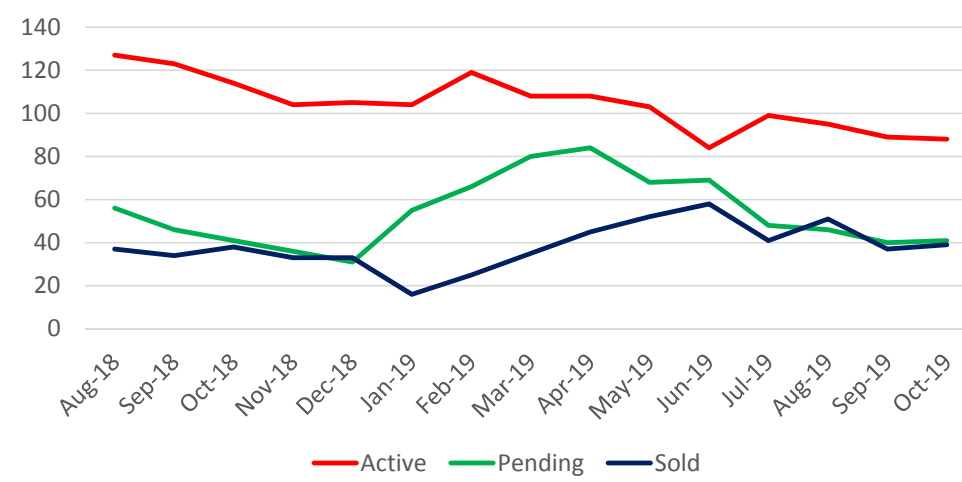
\$175,001-\$200,000



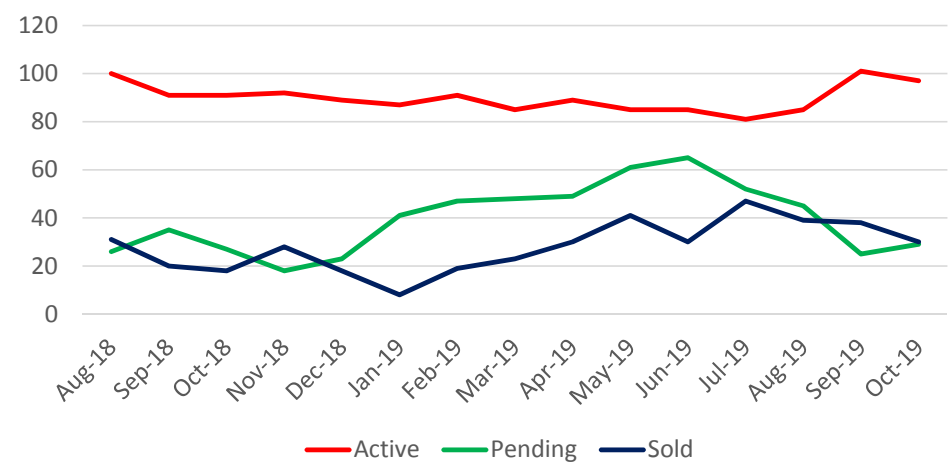
\$200,001-\$225,000



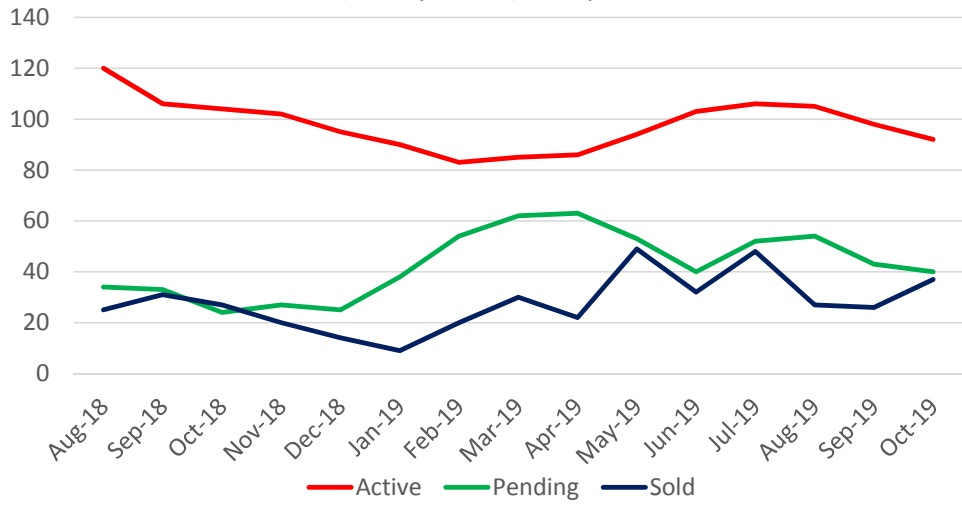
\$225,001-\$250,000



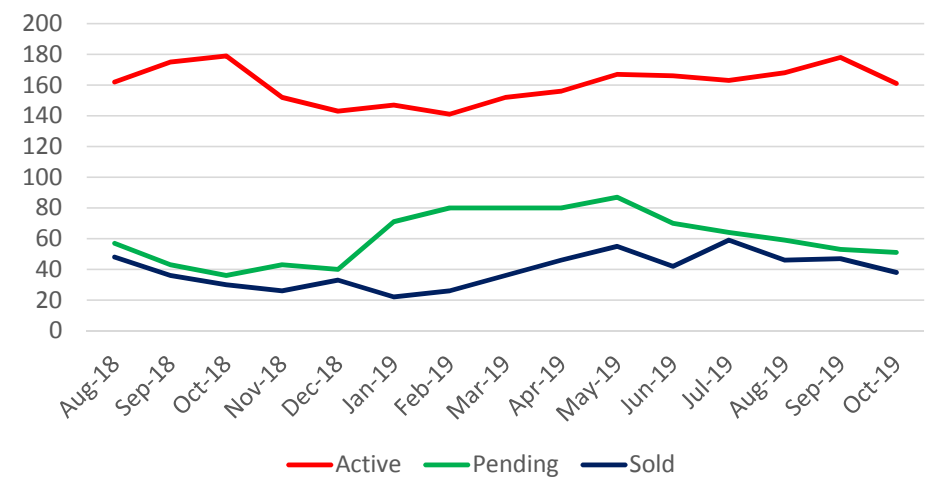
\$250,001-\$275,000



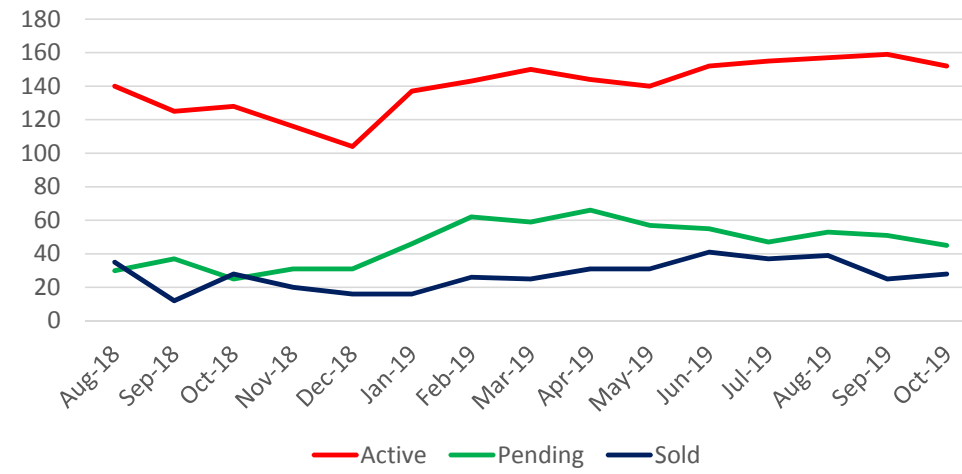
\$275,001-\$300,000



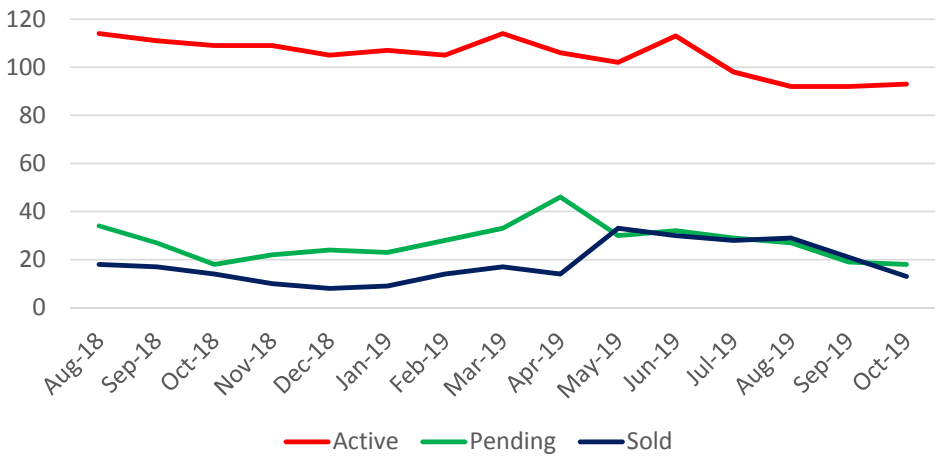
\$300,001-\$350,000



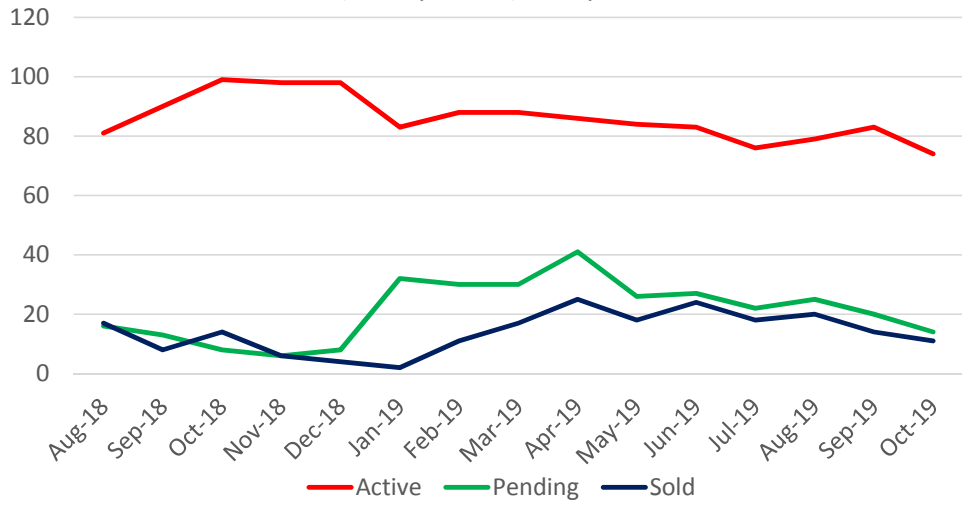
\$350,001-\$400,000



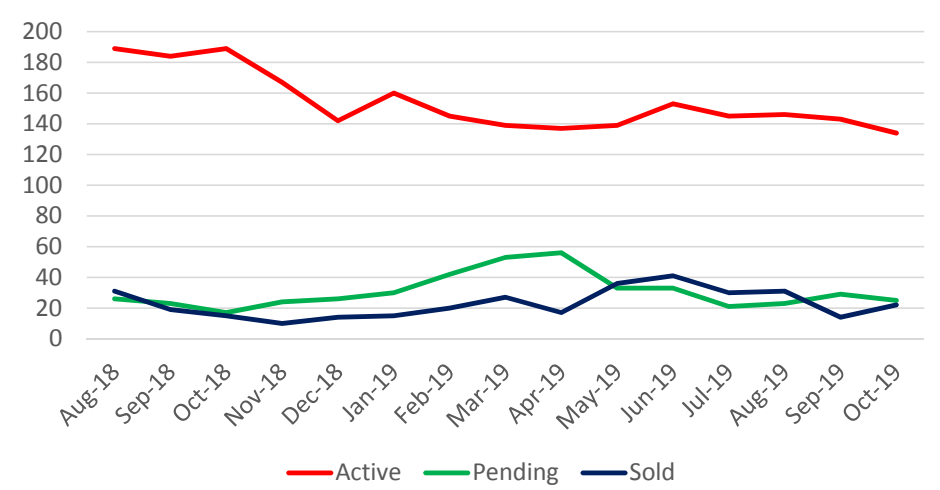
\$400,001-\$450,000



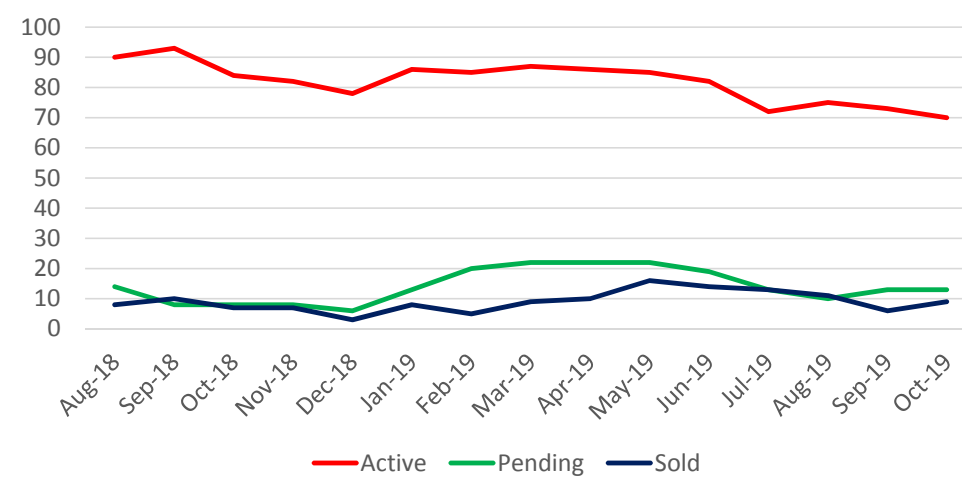
\$450,001-\$500,000



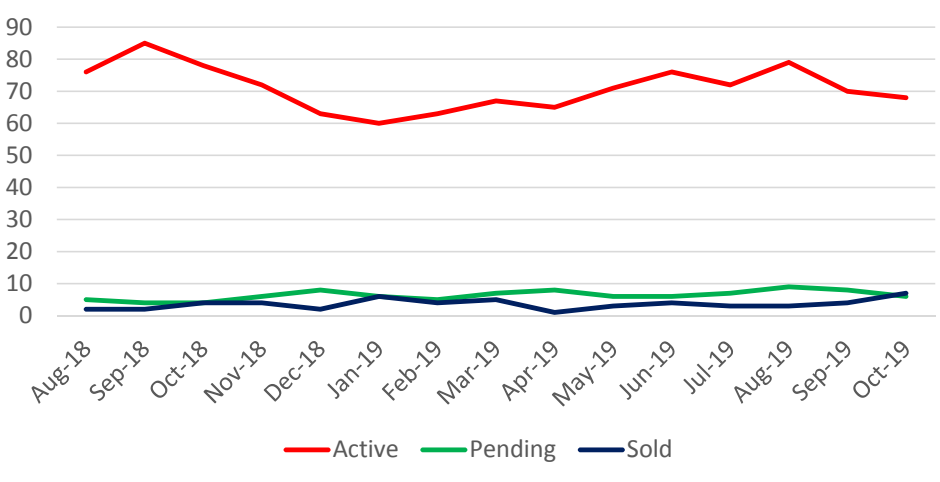
\$500,001-\$700,000



\$700,001-\$999,999

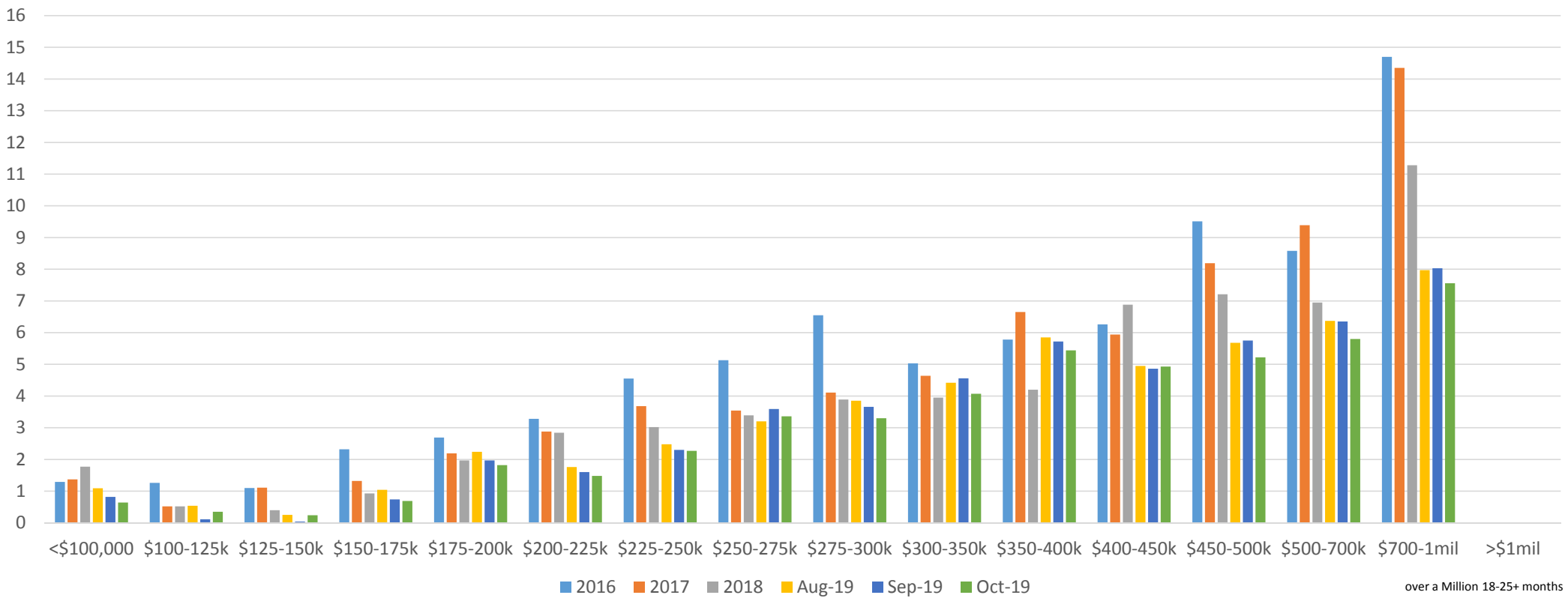


\$1,000,000 and up



Absorption Rates

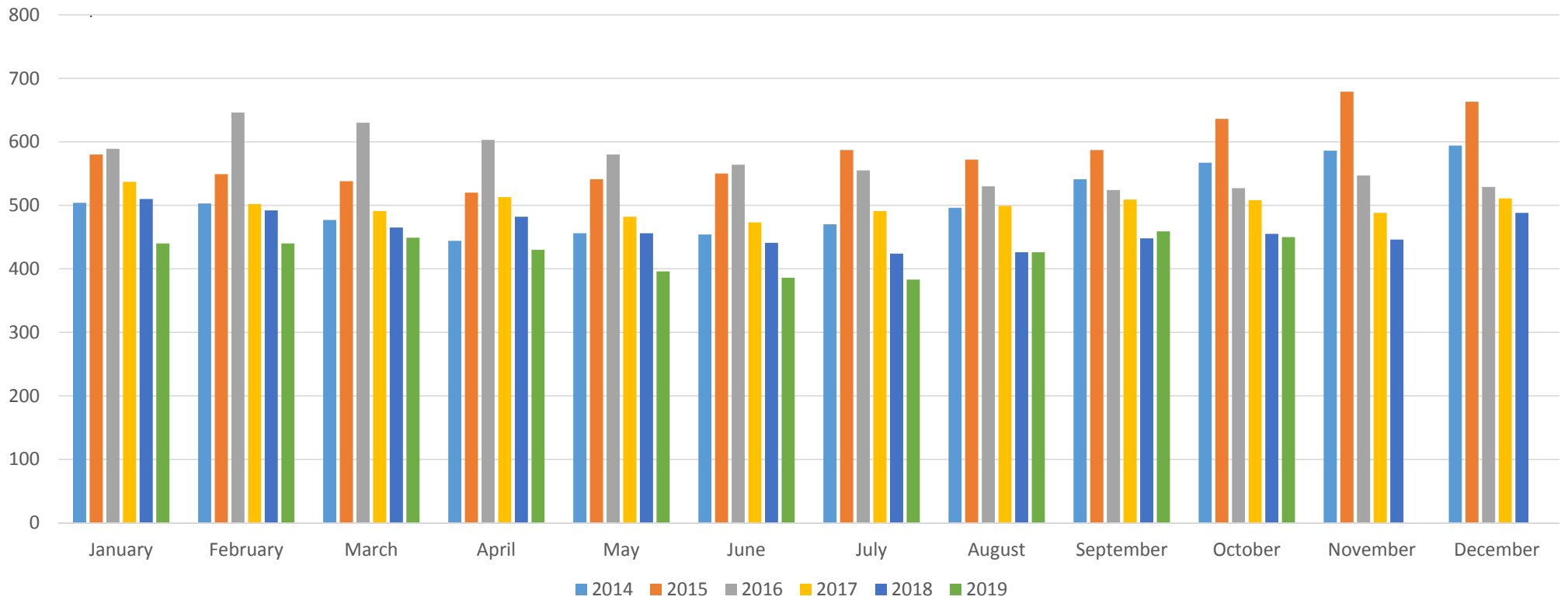
In Months



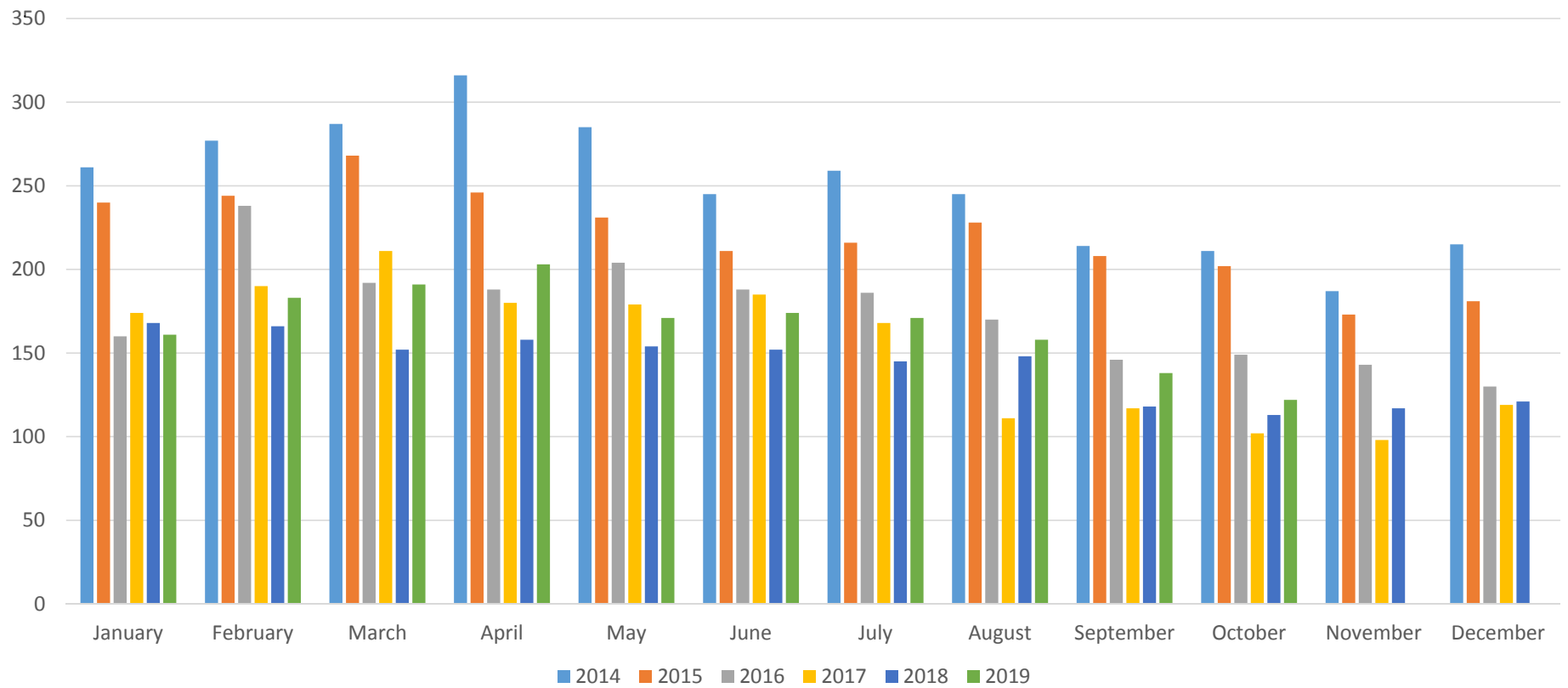
Current New Home Inventory
vs.
New Home Sales
October 2019

	Active Listings	Under Contract	Sold-YTD
<\$200,000	28	21	95
\$200-250	67	22	200
\$250-300	99	29	151
\$300-350	73	17	134
\$350-400	65	15	99
\$400-450	46	8	64
\$450-500	24	4	42
\$500-700	29	4	71
\$700-1 Mil	16	1	22
> 1 Mil	8	1	3
Total	455	122	881

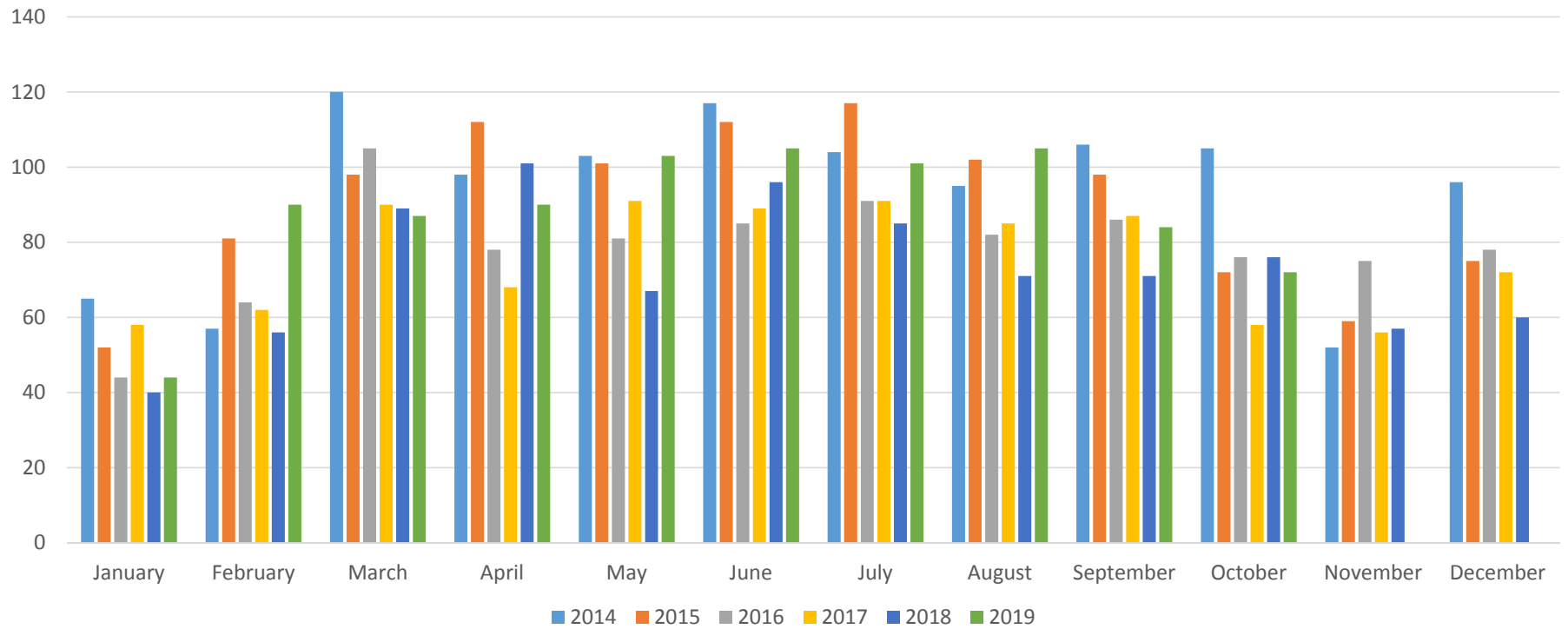
New Homes Active



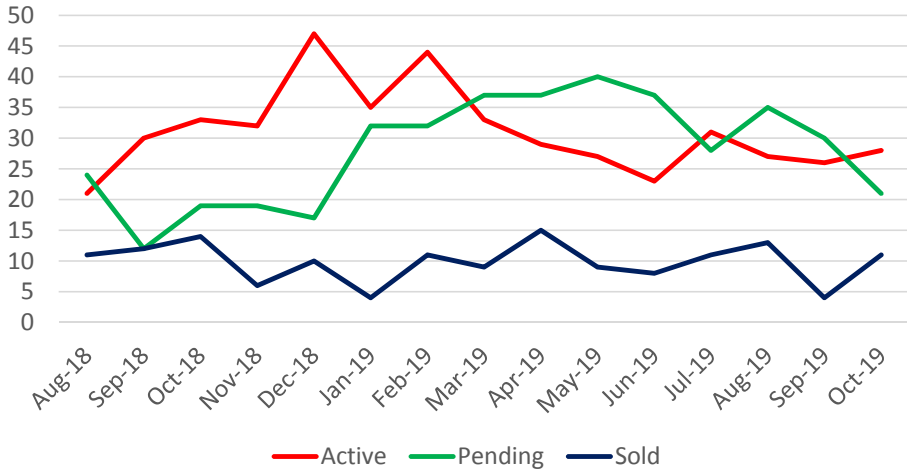
New Homes Under Contract



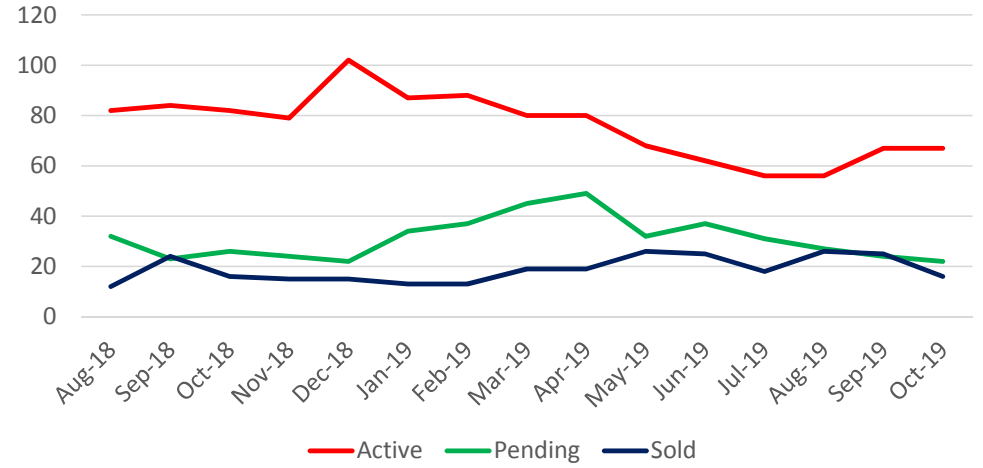
New Homes Sold



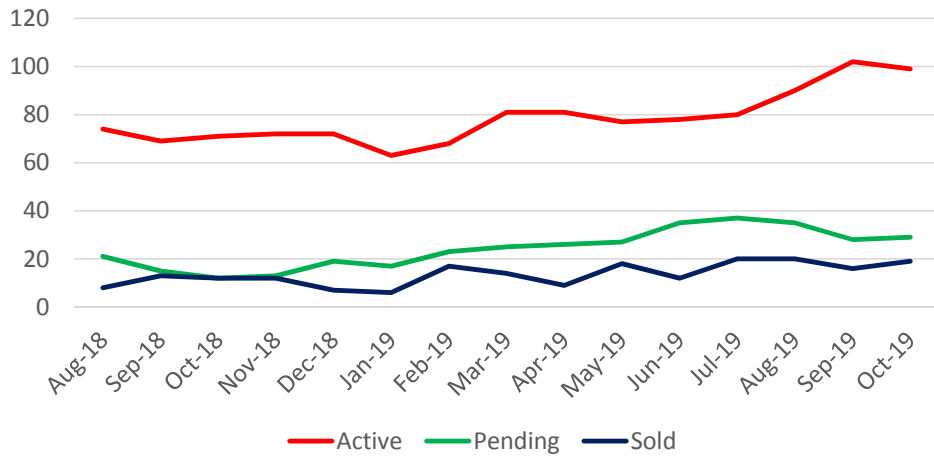
\$200,000 and under



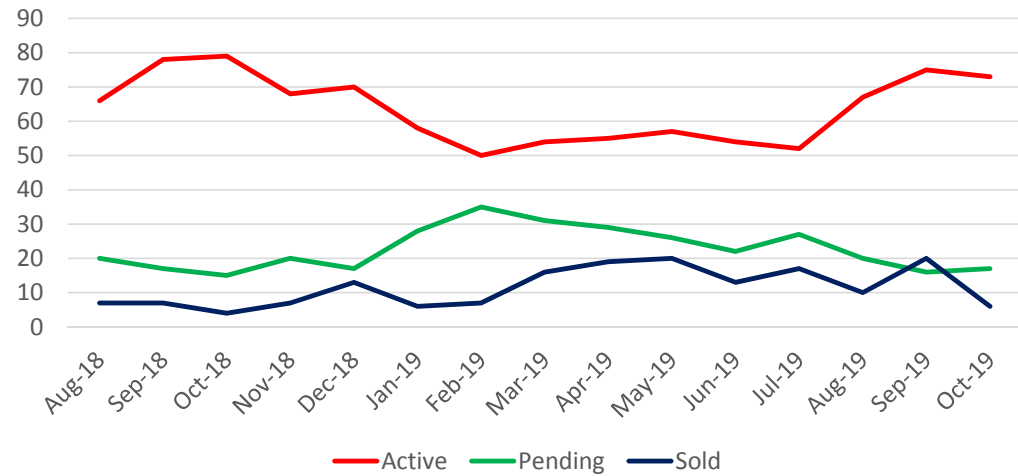
\$200,001-\$250,000



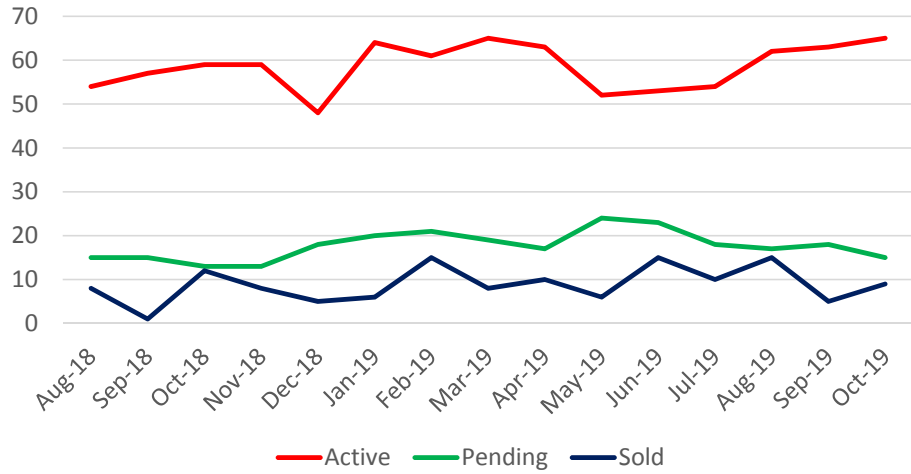
\$250,001-\$300,000



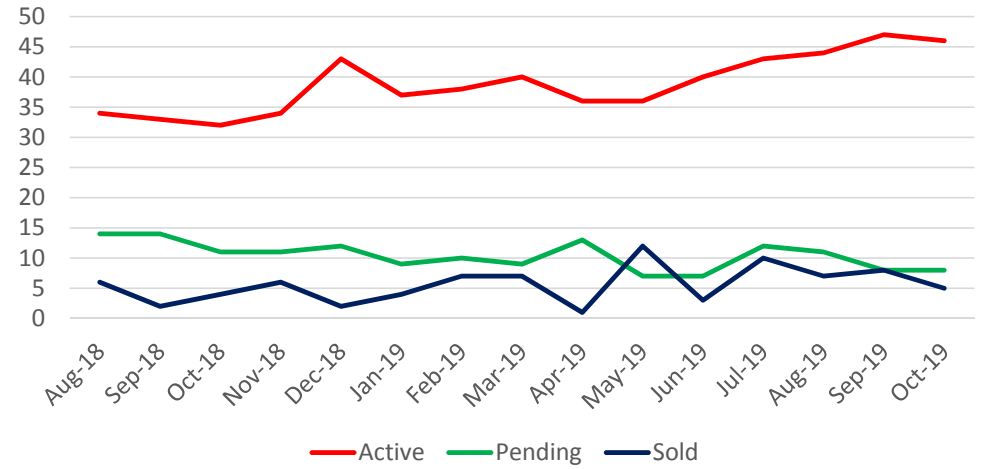
\$300,001-\$350,000



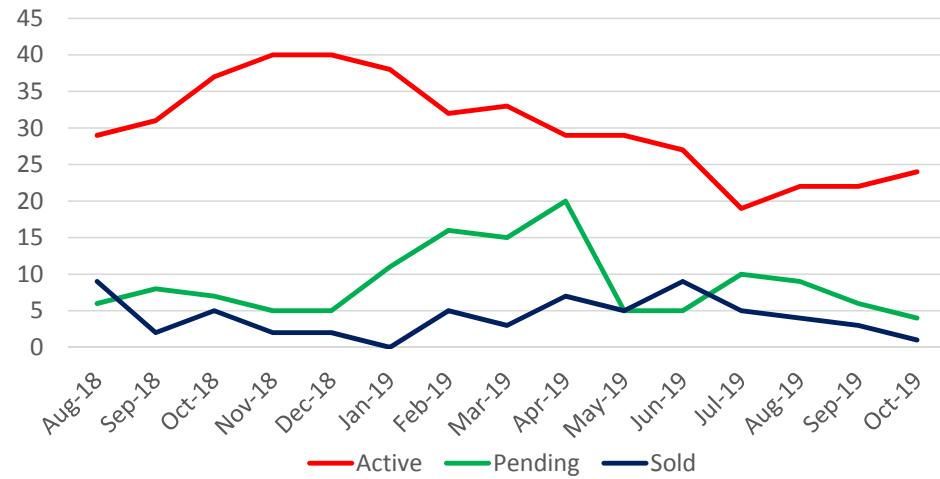
\$350,001-\$400,000



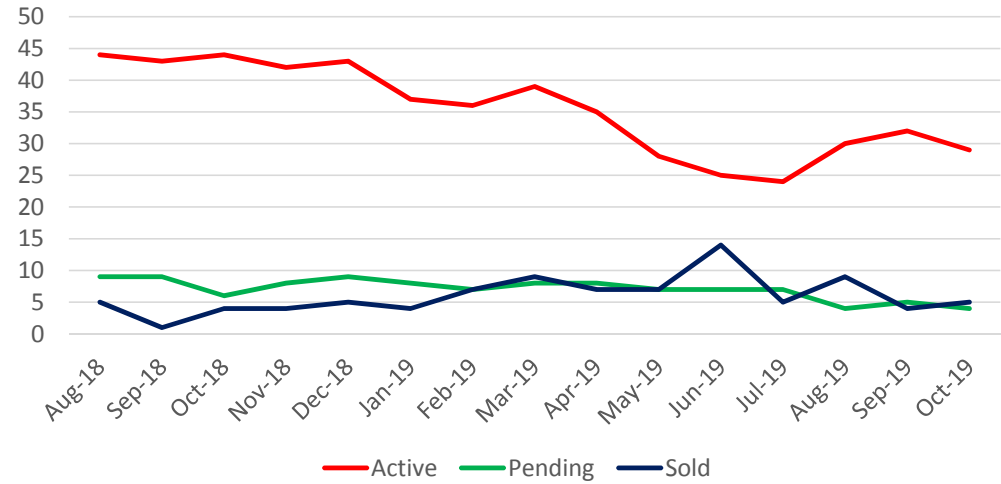
\$400,001-\$450,000



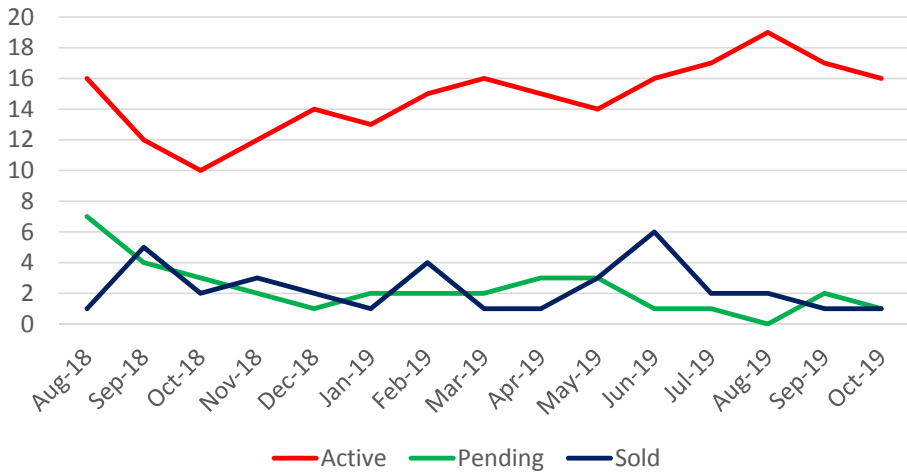
\$450,001-\$500,000



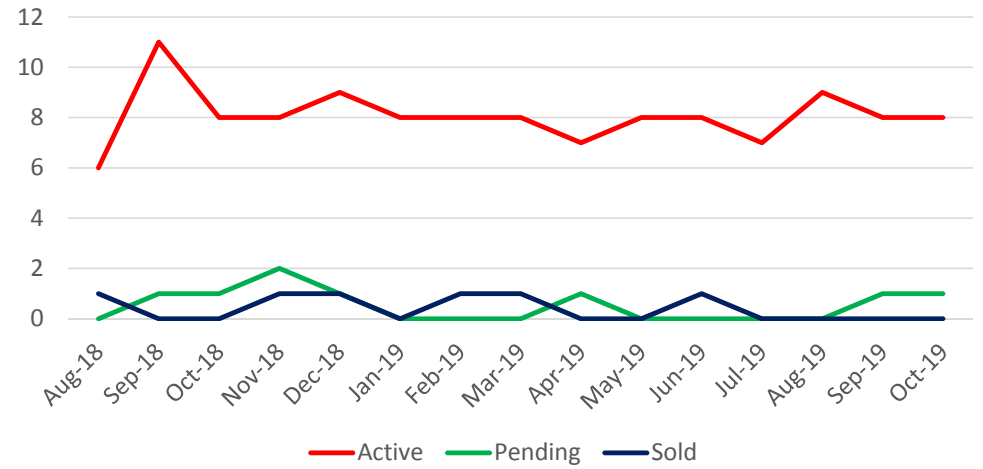
\$500,001-\$700,000



\$700,001-\$999,999

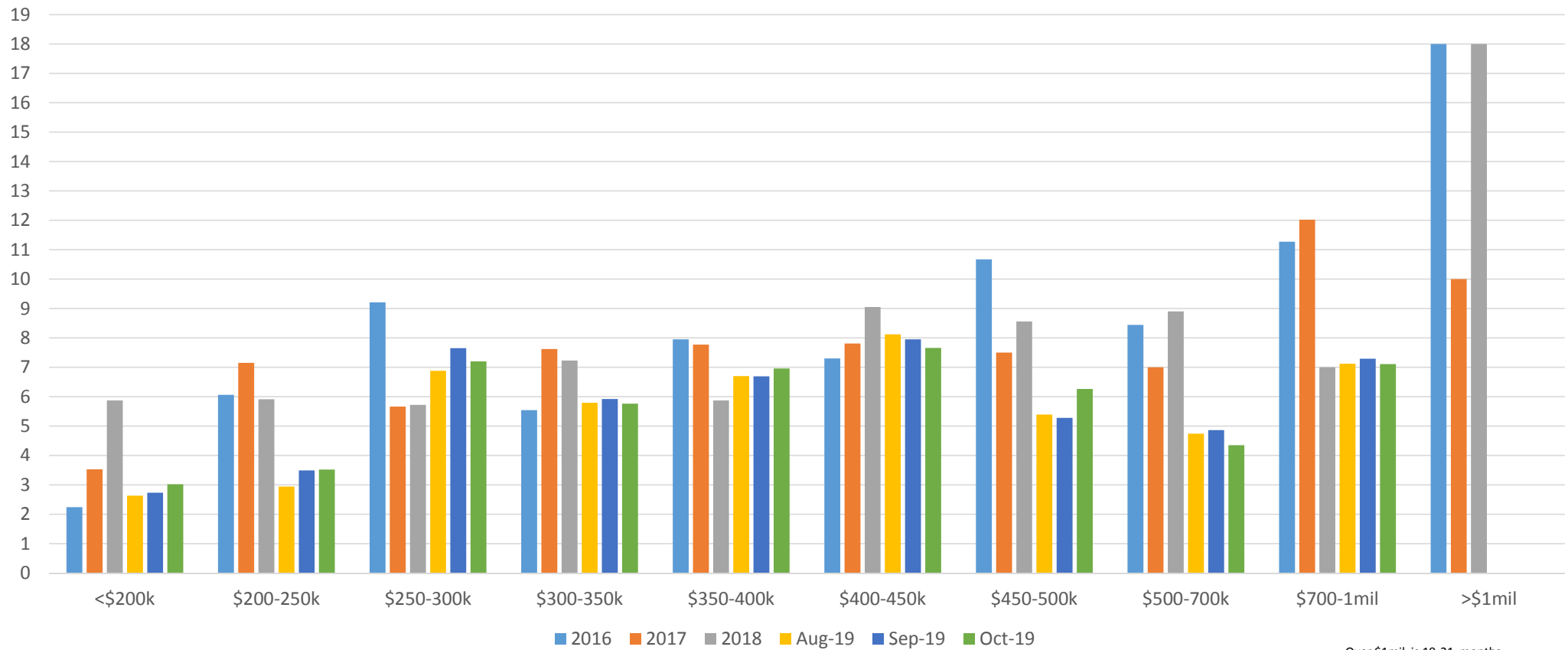


\$1,000,000 and up



Absorption Rate New Homes

in months



Over \$1mil is 19-21 months