



# Preston Report

Edmond Real Estate Market  
August 2020

Prepared by

**Brian Preston**

RE/MAX at Home

Mobile: 405-826-5725

[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

Oklahoma Association of Realtors Life Member 2018

# Edmond Real Estate

## 2019 Residential Homes

	Active	Pending	Sold
January	1003	622	228
February	1035	725	341
March	1114	594	417
April	1093	744	379
May	1046	886	405
June	978	922	570
July	867	876	625
August	771	852	589
September			
October			
November			
December			
		Total	3554

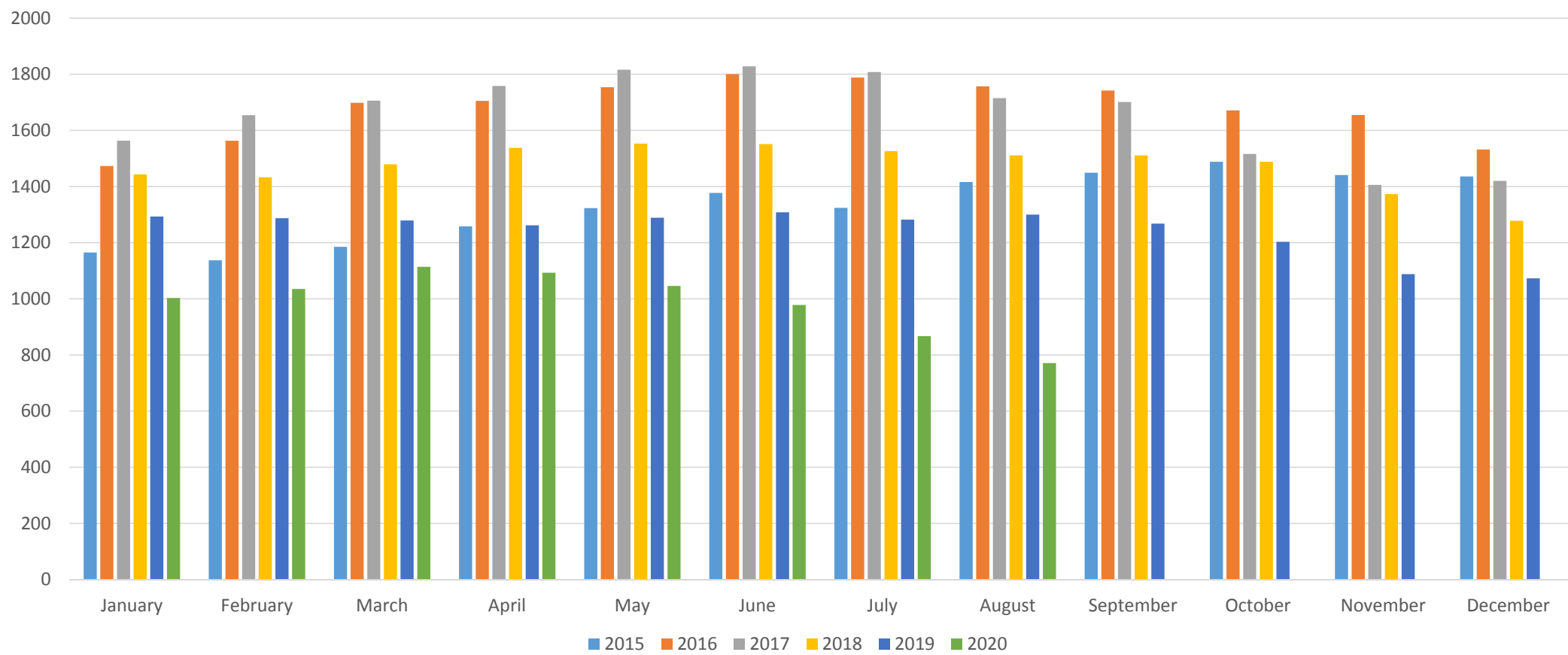
Preston Report

Based on information from MLSOK.com for the period (01/01/20) through (08/31/20) Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

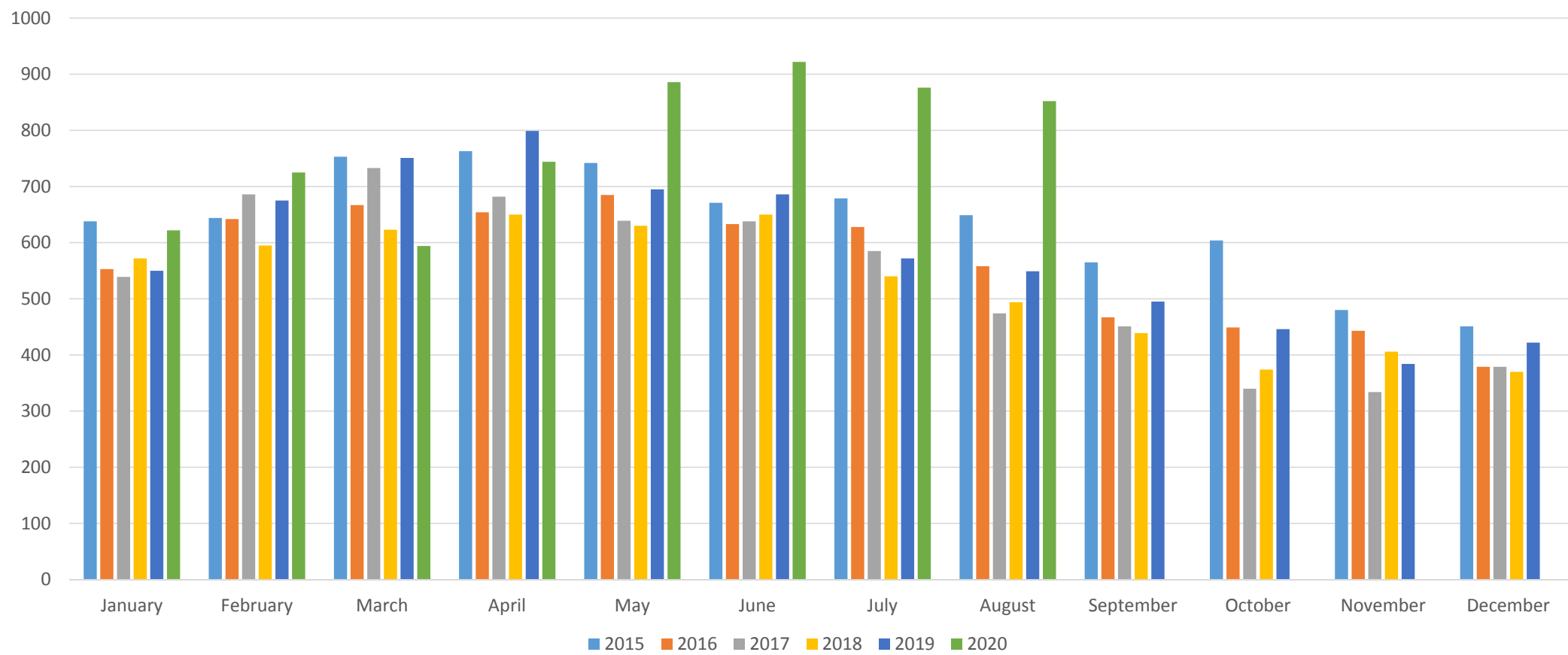
# Average Sales Price & Sales Volume

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$311,946	\$71,123,688	\$329,679	\$18,462,024
Feb.	\$310,202	\$105,778,882	\$361,857	\$30,757,845
March	\$307,136	\$128,075,712	\$327,242	\$32,396,958
April	\$302,933	\$114,811,607	\$316,570	\$29,441,010
May	\$294,635	\$119,327,175	\$315,254	\$28,372,860
June	\$312,927	\$178,368,390	\$332,083	\$49,148,284
July	\$318,450	\$199,031,250	\$335,818	\$47,686,156
August	\$337,394	\$198,725,066	\$366,063	\$47,954,253
Sept.				
Oct.				
Nov.				
Dec.				
Total	\$313,799	\$1,115,239,956	\$336,753	\$284,219,390

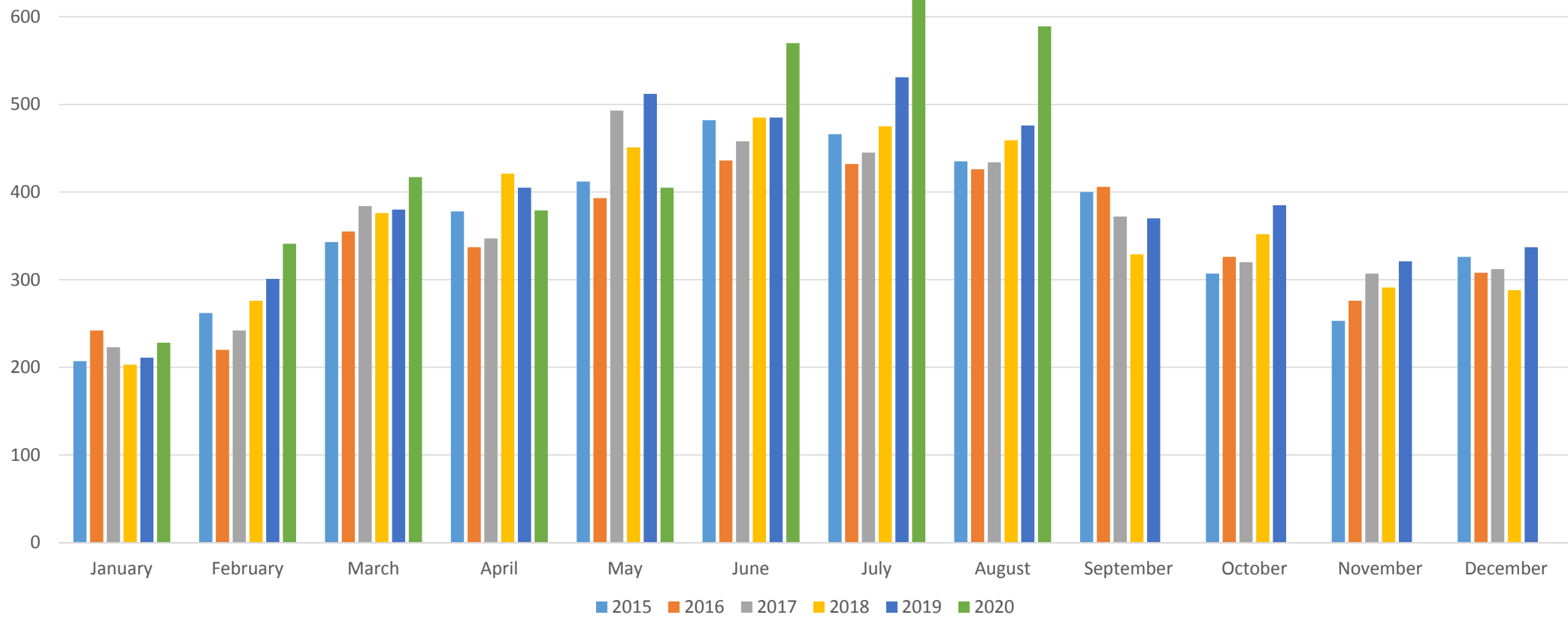
# Active Listings



# Under Contract



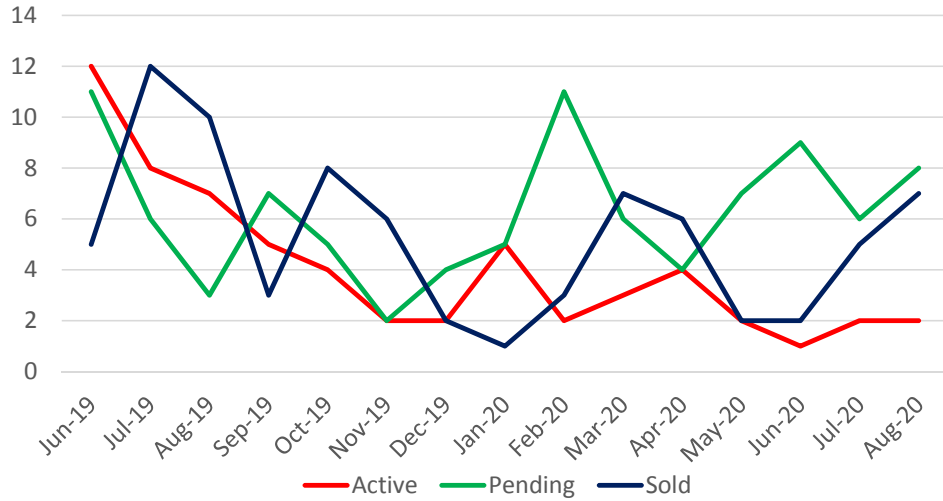
# Sold



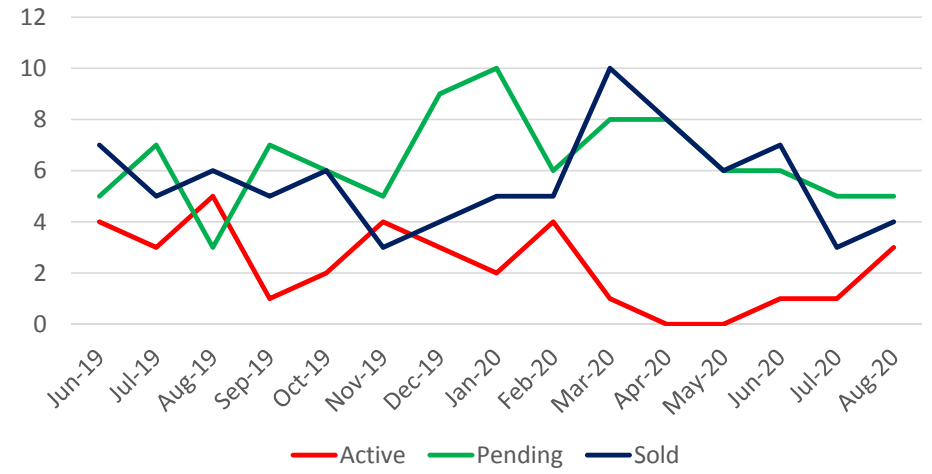
# Current Inventory vs. Homes Sold Edmond – August 2020

	Active	Pending	Sold YTD
<\$100,000	2	8	33
\$100-125k	3	5	48
\$125-150k	2	21	107
\$150-175k	10	39	243
\$175-200k	17	79	392
\$200-225k	24	90	360
\$225-250k	66	99	385
\$250-275k	51	75	322
\$275-300k	51	73	268
\$300-350k	102	90	412
\$350-400k	79	81	312
\$400-450K	64	43	189
\$450-500k	50	29	139
\$500-700k	114	72	222
\$700-1 mil	72	34	83
>\$1 million	64	14	39
<b>Total</b>	<b>771</b>	<b>852</b>	<b>3554</b>

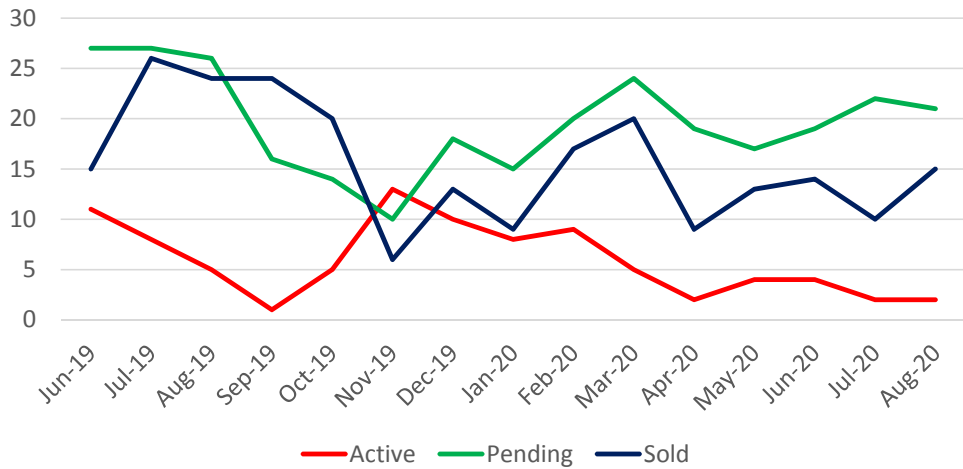
\$100,000 and under



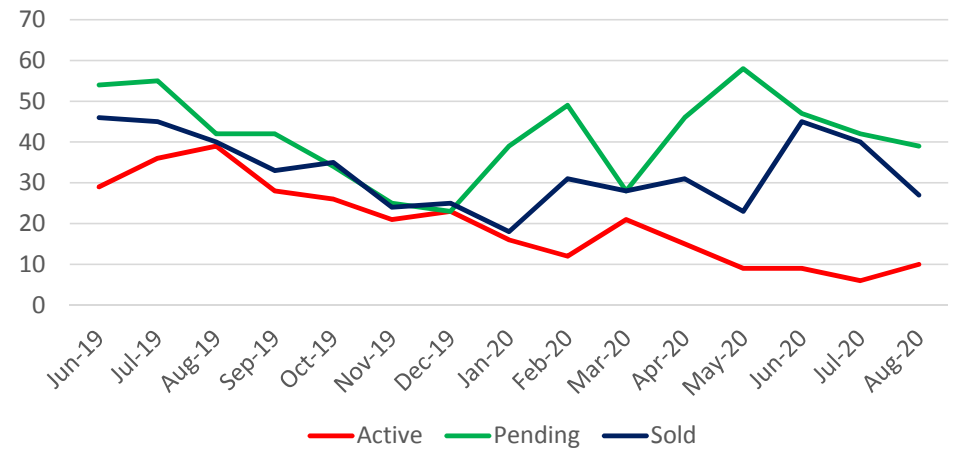
\$100,001-\$125,000



\$125,001-\$150,000

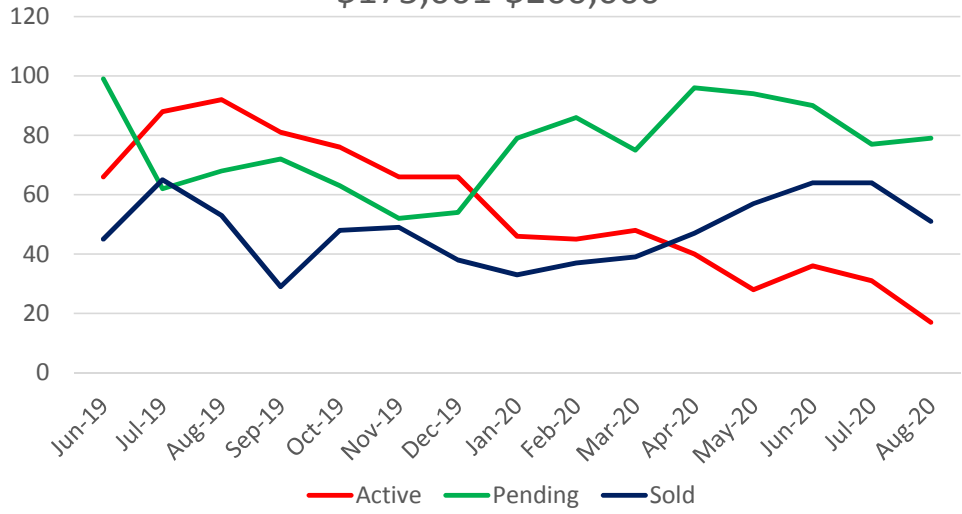


\$150,001-\$175,000

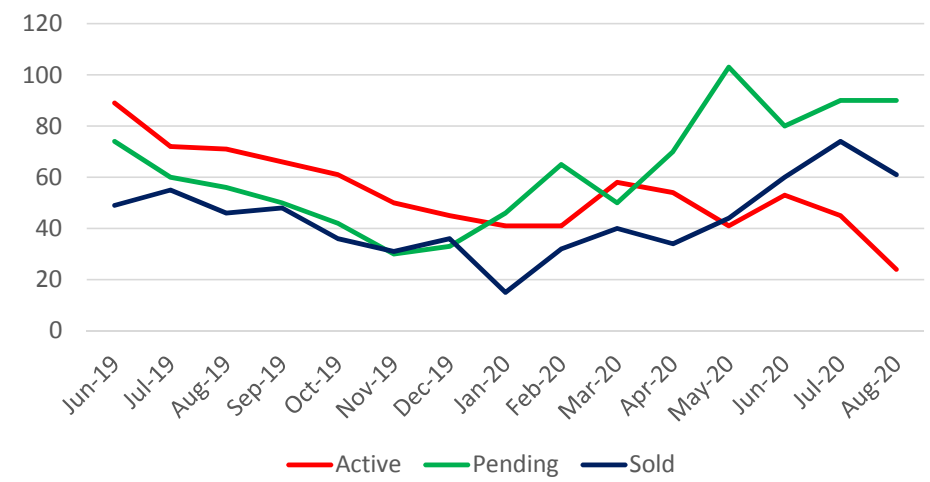




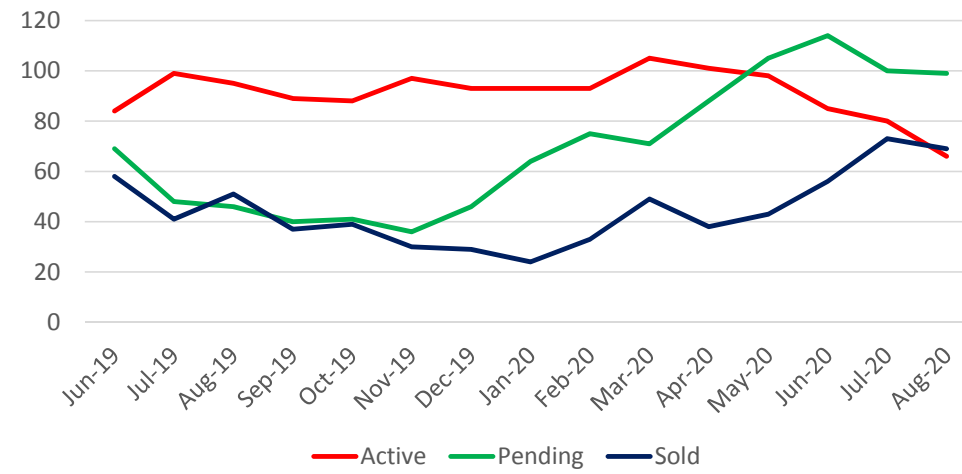
\$175,001-\$200,000



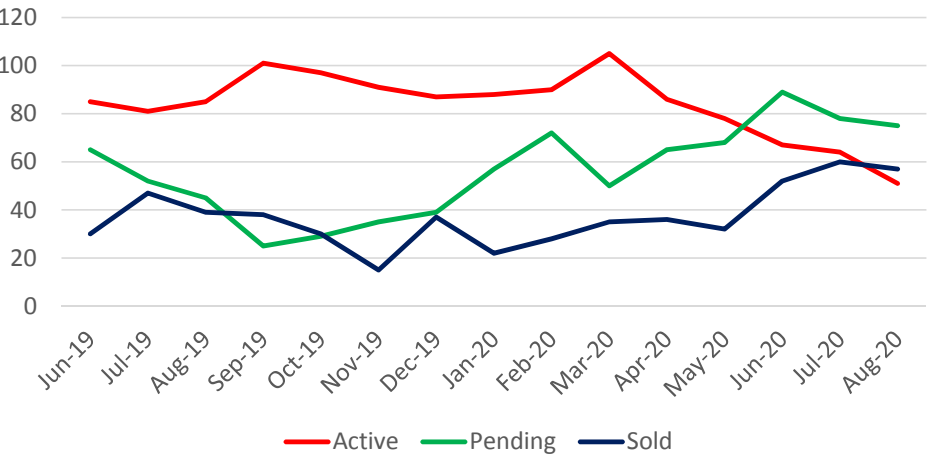
\$200,001-\$225,000



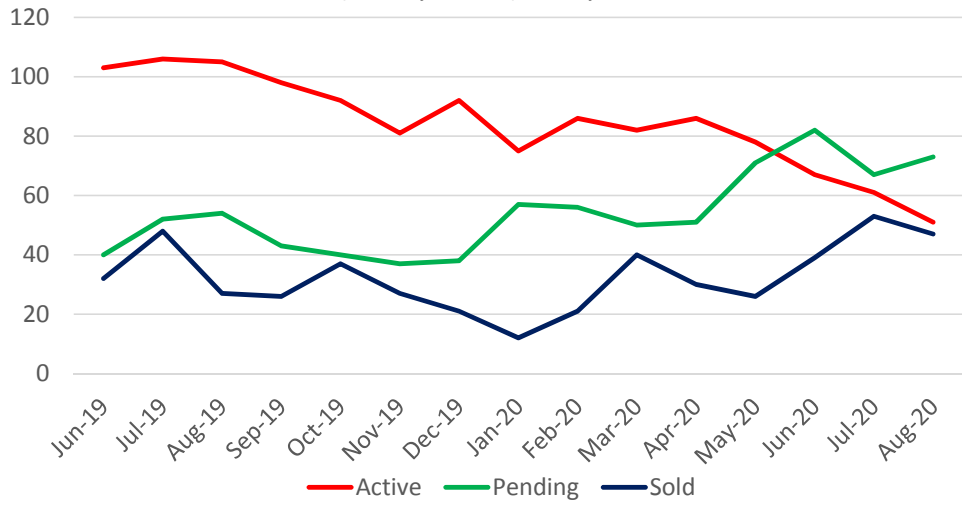
\$225,001-\$250,000



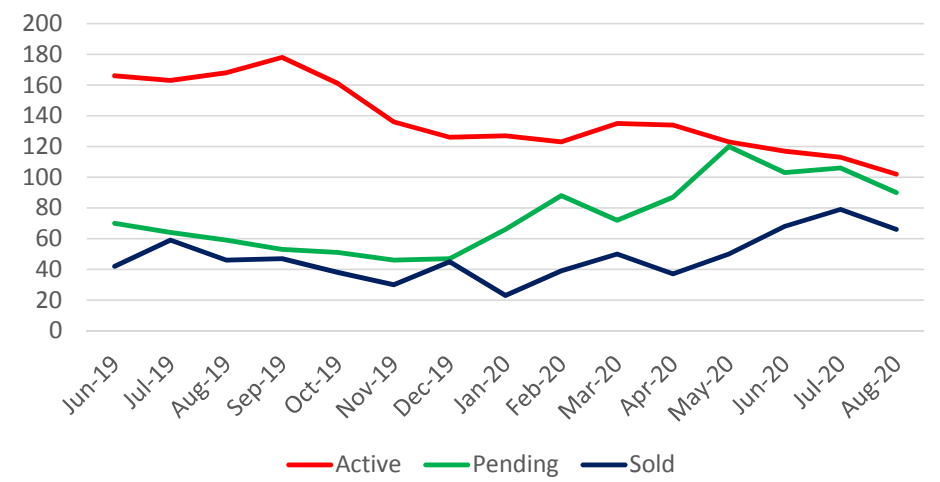
\$250,001-\$275,000



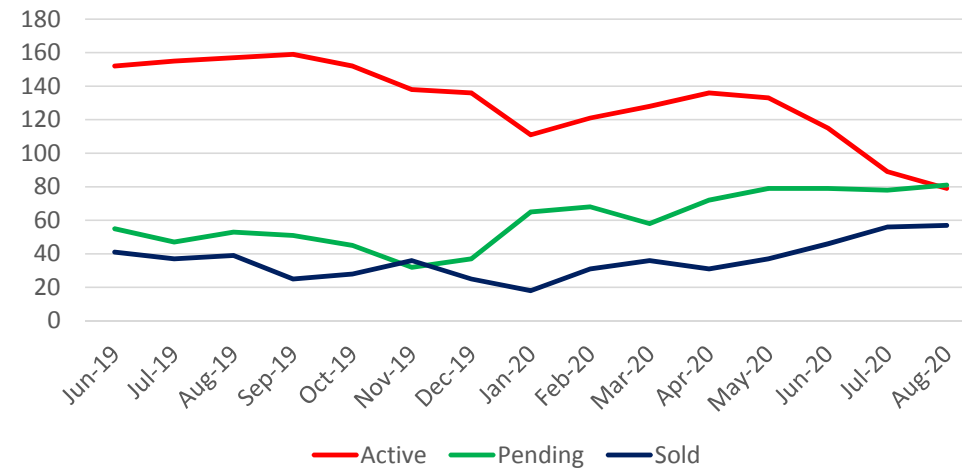
\$275,001-\$300,000



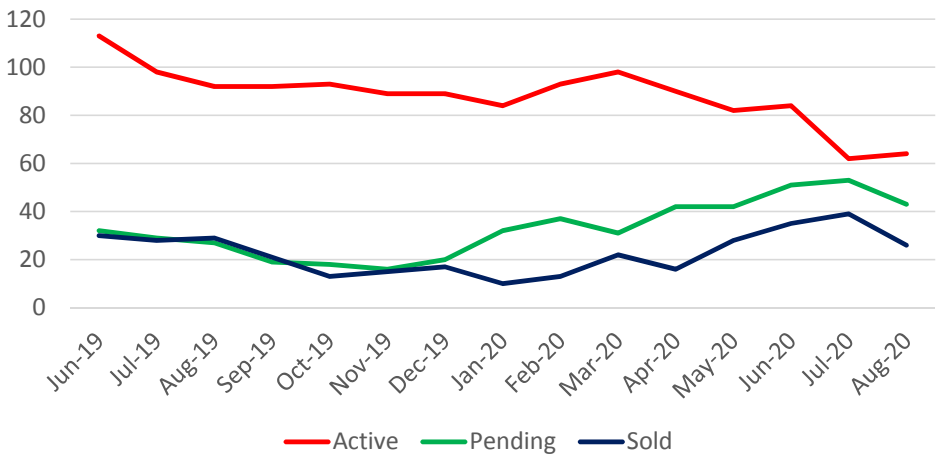
\$300,001-\$350,000



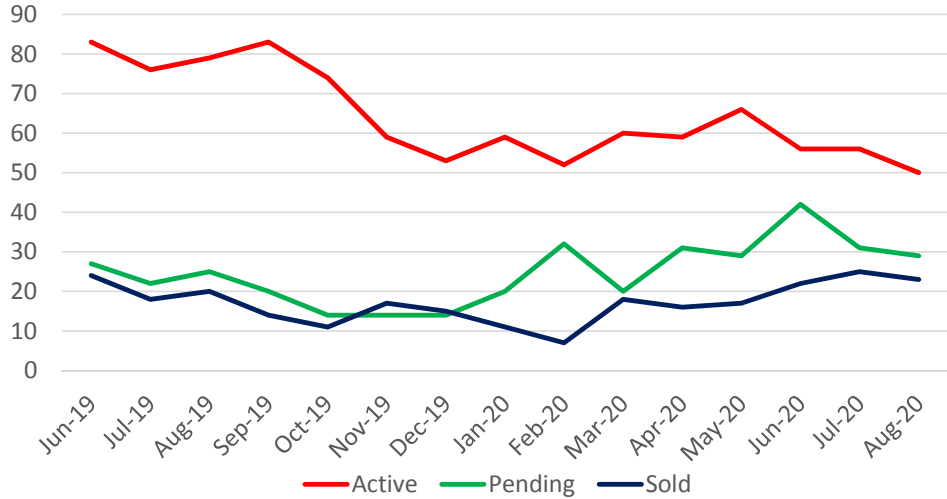
\$350,001-\$400,000



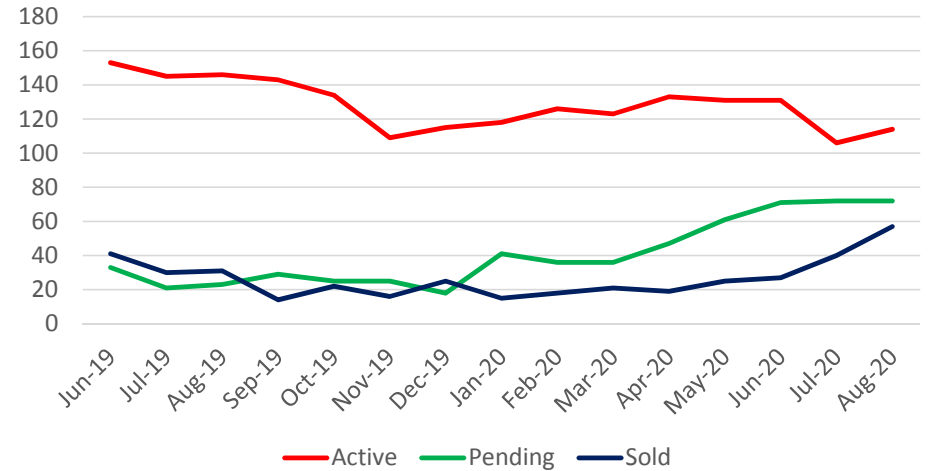
\$400,001-\$450,000



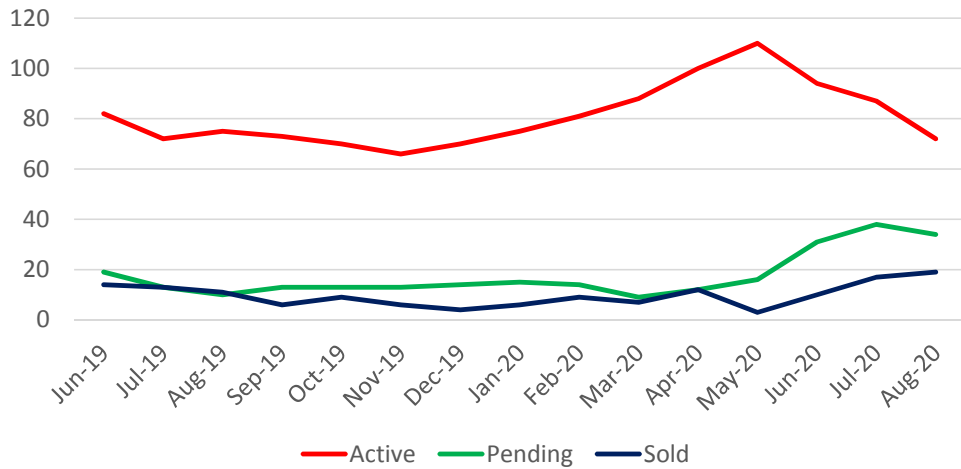
\$450,001-\$500,000



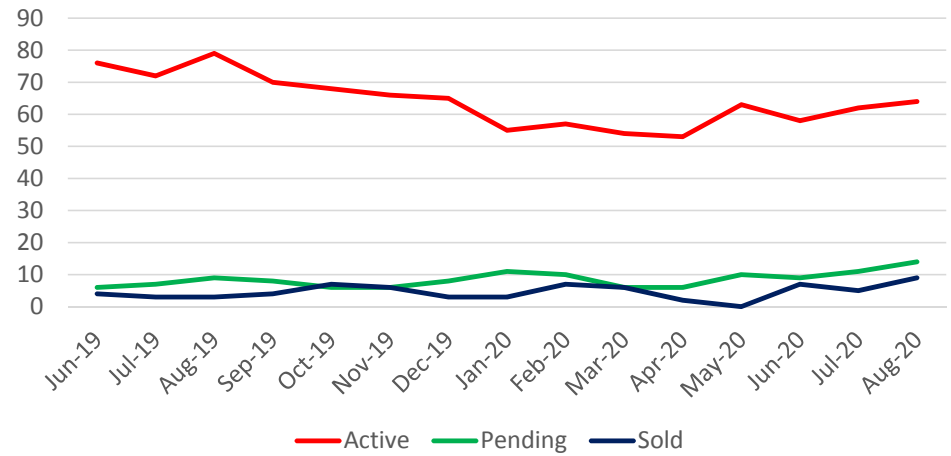
\$500,001-\$700,000



\$700,001-\$999,999

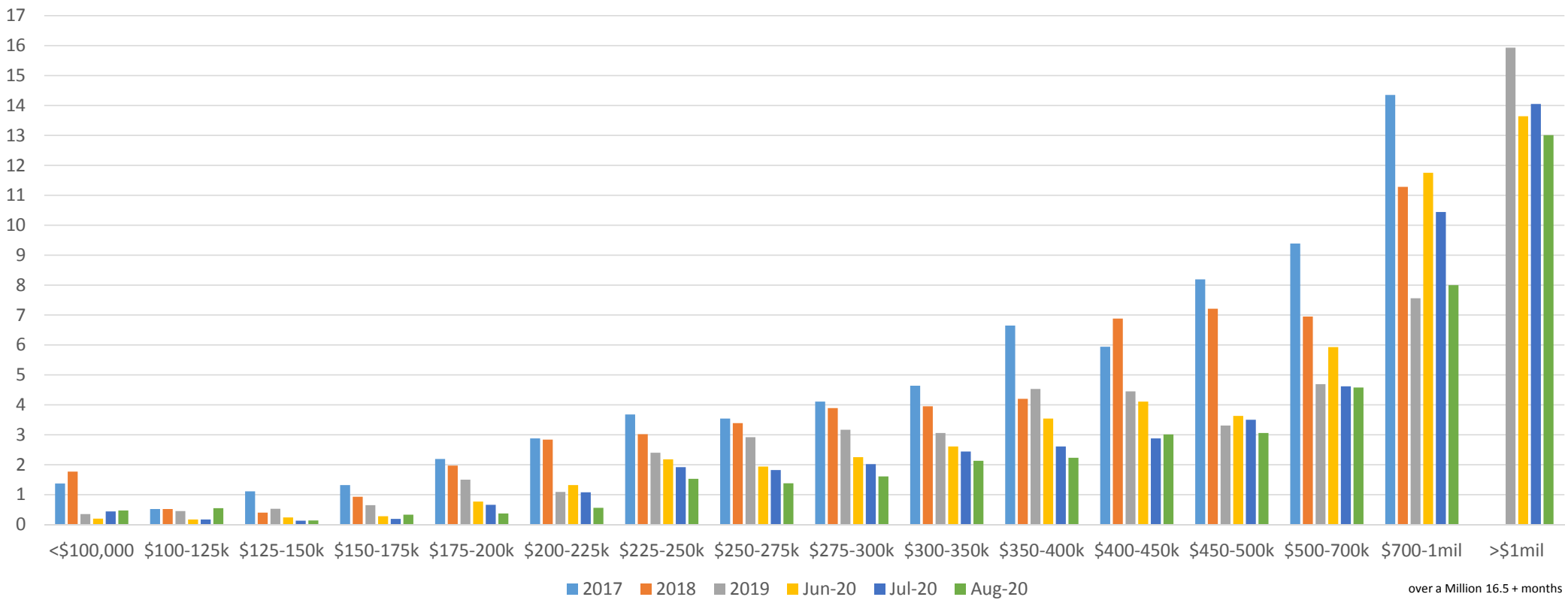


\$1,000,000 and up



# Absorption Rates

In Months

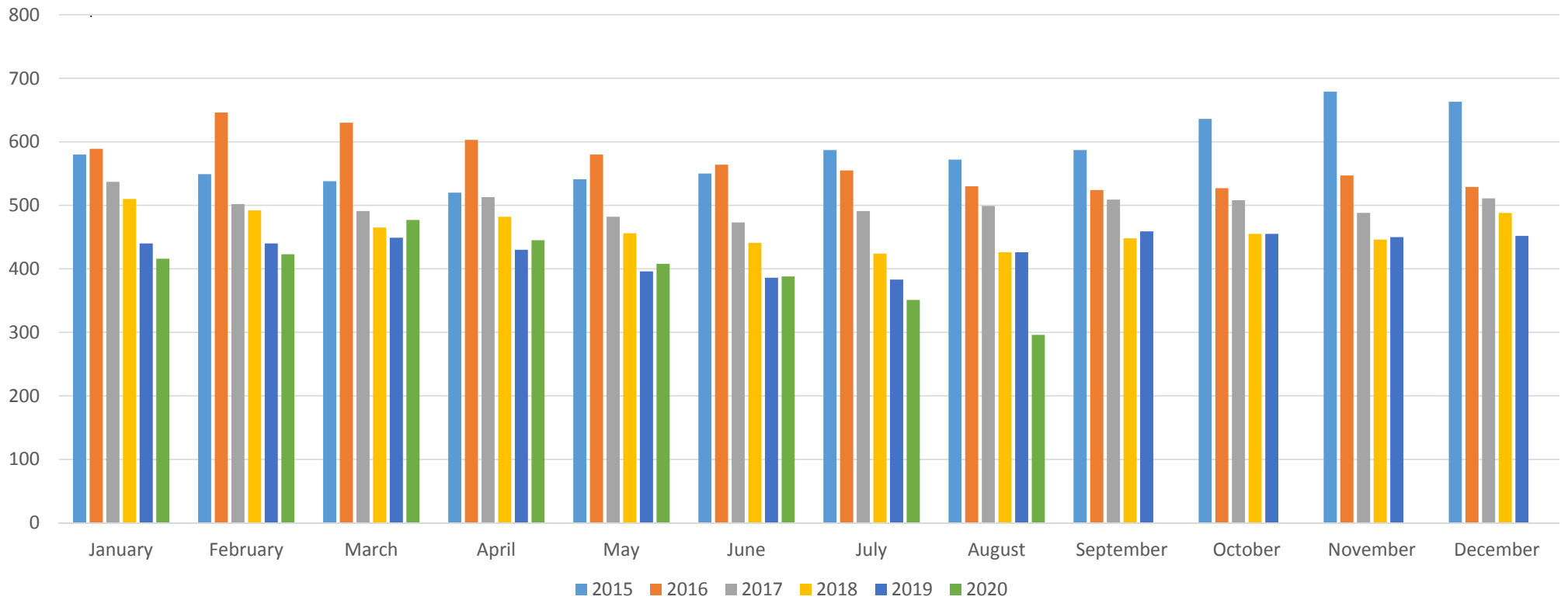


over a Million 16.5 + months

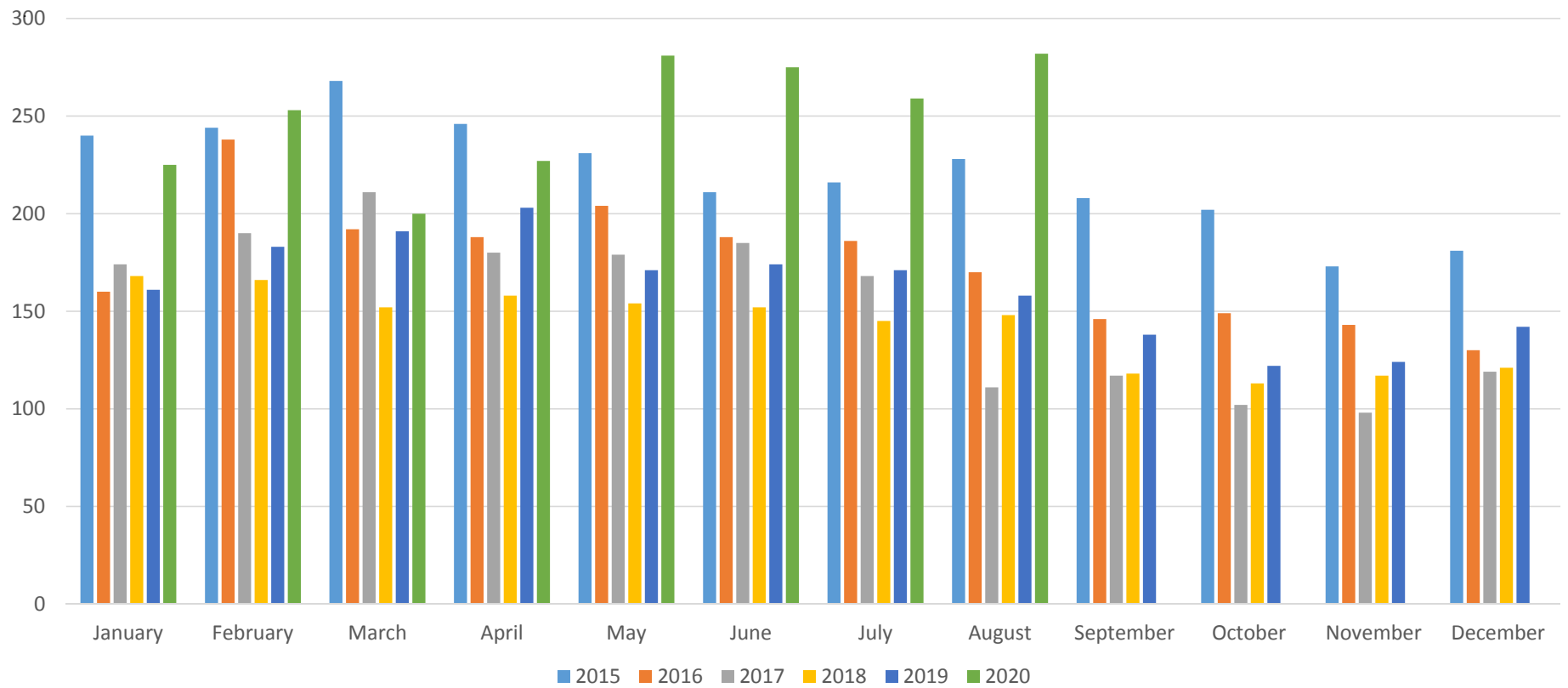
Current New Home Inventory  
vs.  
New Home Sales  
August 2020

	Active Listings	Under Contract	Sold-YTD
<\$200,000	3	25	68
\$200-250	38	57	178
\$250-300	50	67	172
\$300-350	50	36	142
\$350-400	45	35	115
\$400-450	34	18	62
\$450-500	23	11	36
\$500-700	39	20	50
\$700-1 Mil	11	9	11
> 1 Mil	3	4	10
<hr/>			
Total	296	282	844

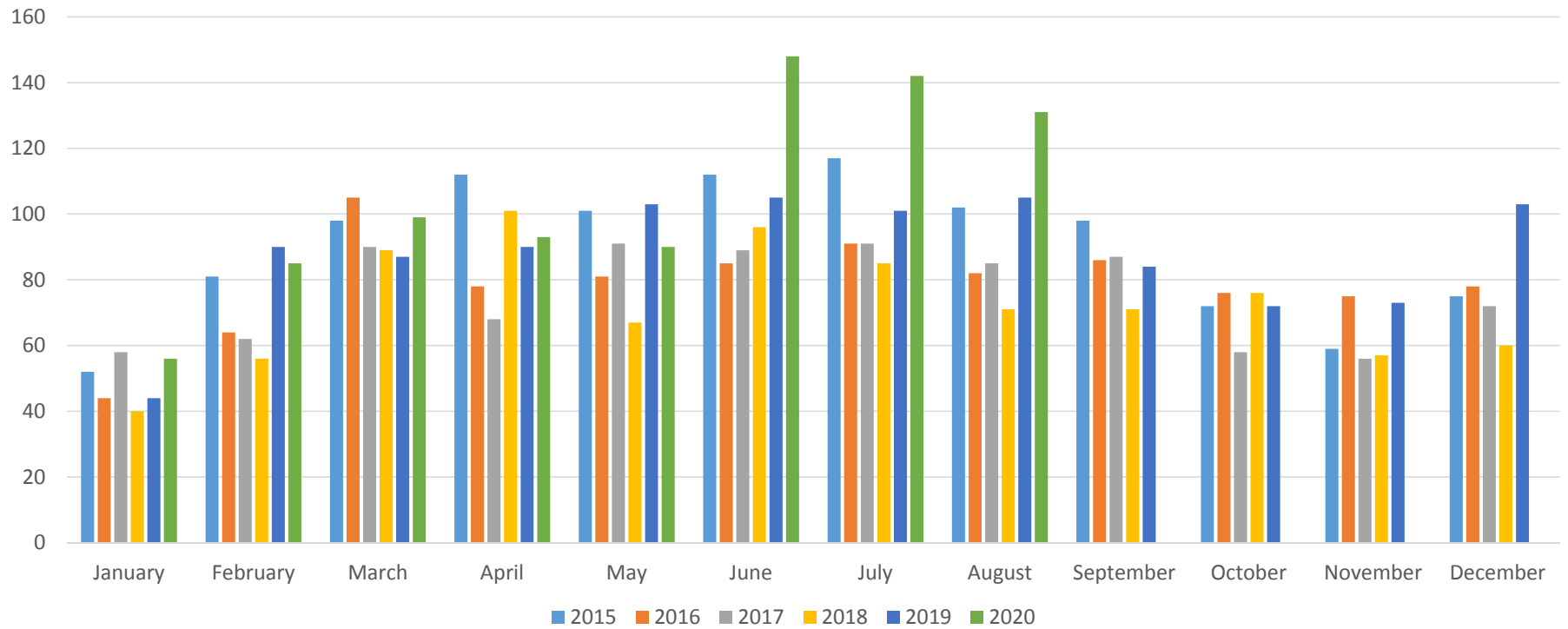
# New Homes Active



# New Homes Under Contract

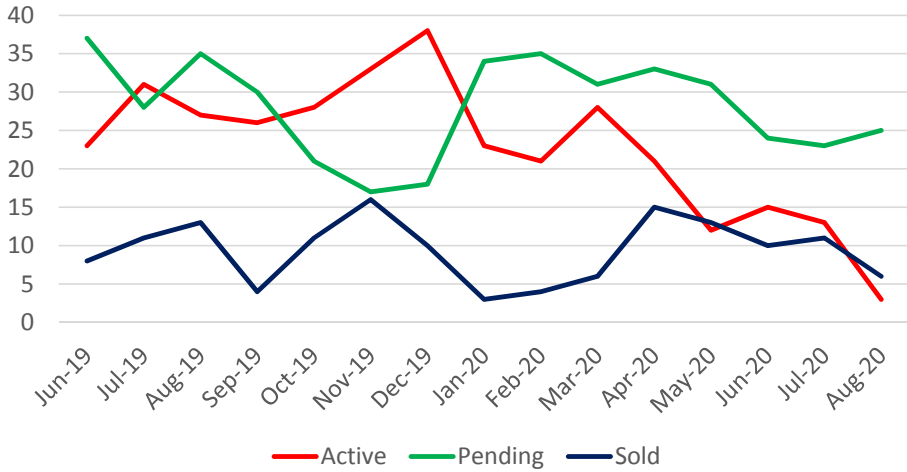


# New Homes Sold

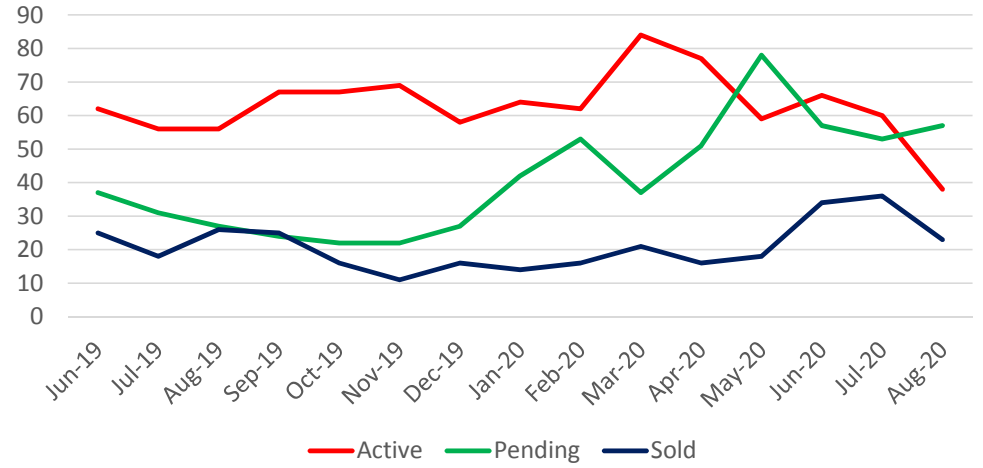




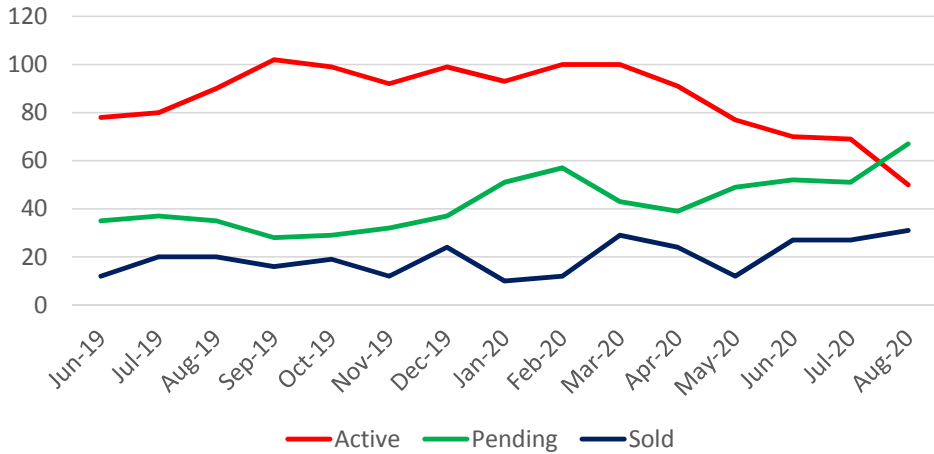
\$200,000 and under



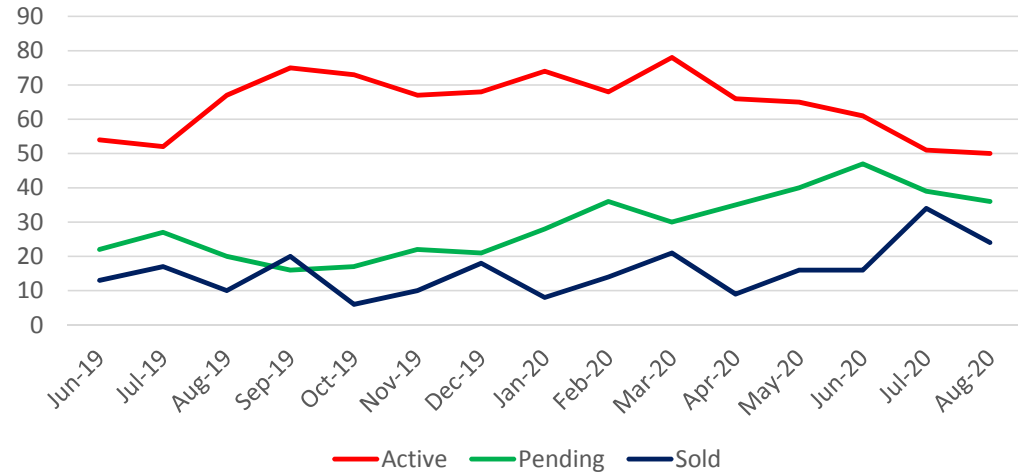
\$200,001-\$250,000



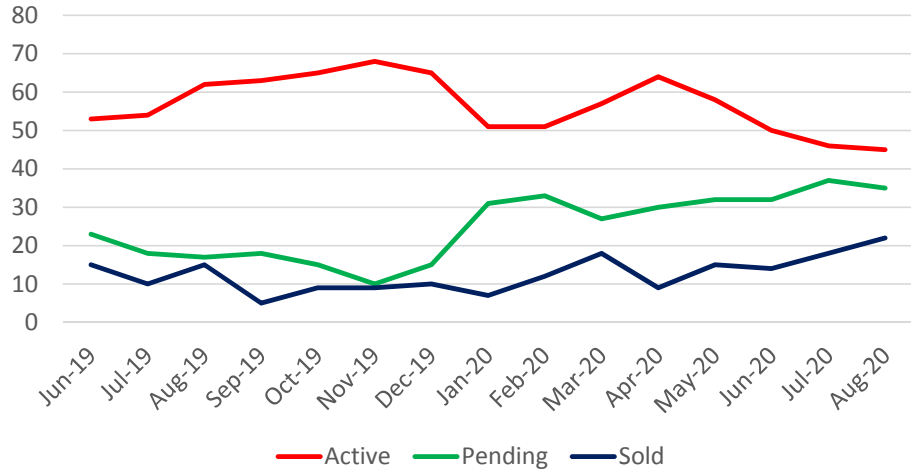
\$250,001-\$300,000



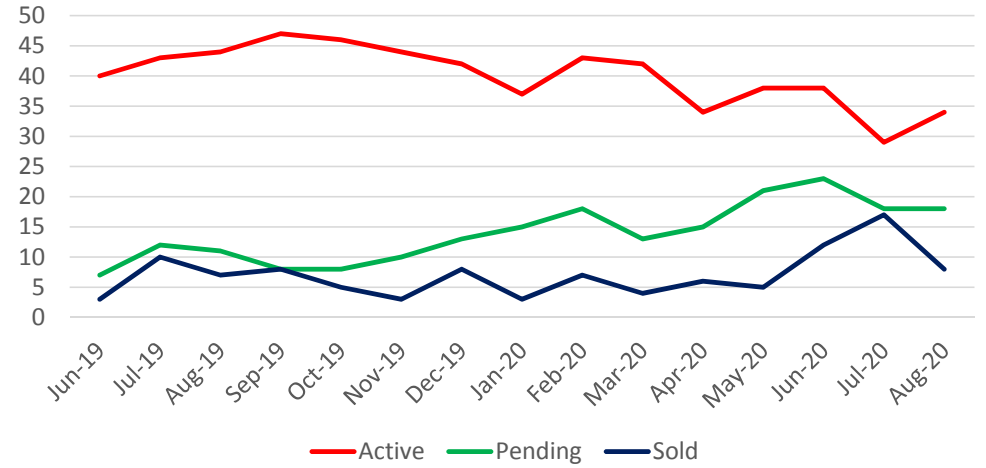
\$300,001-\$350,000



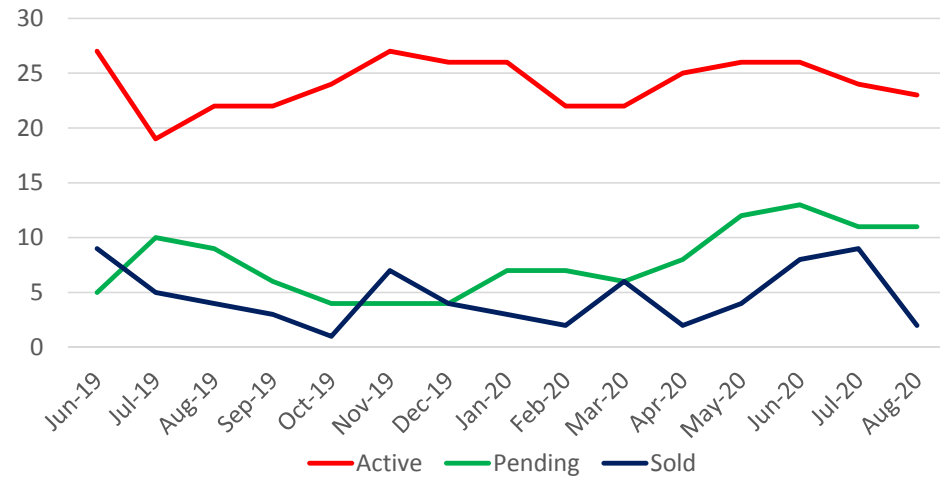
\$350,001-\$400,000



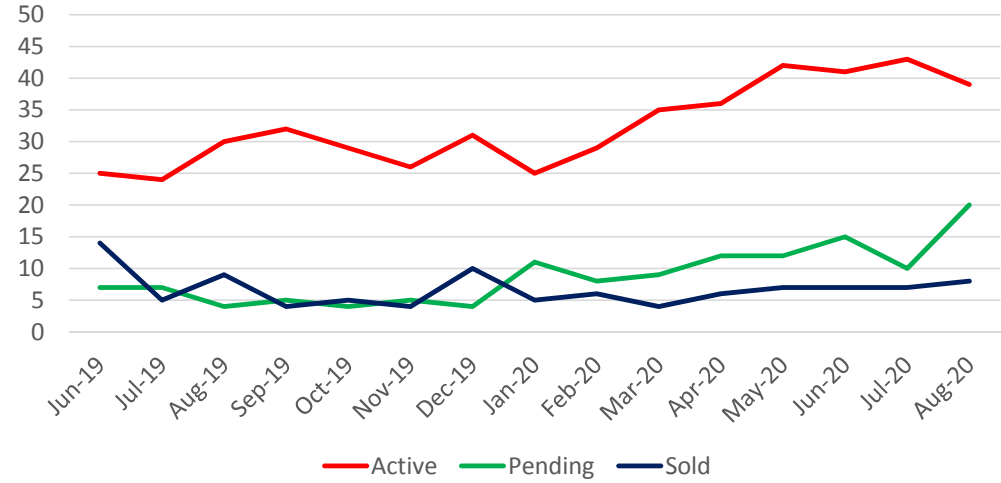
\$400,001-\$450,000



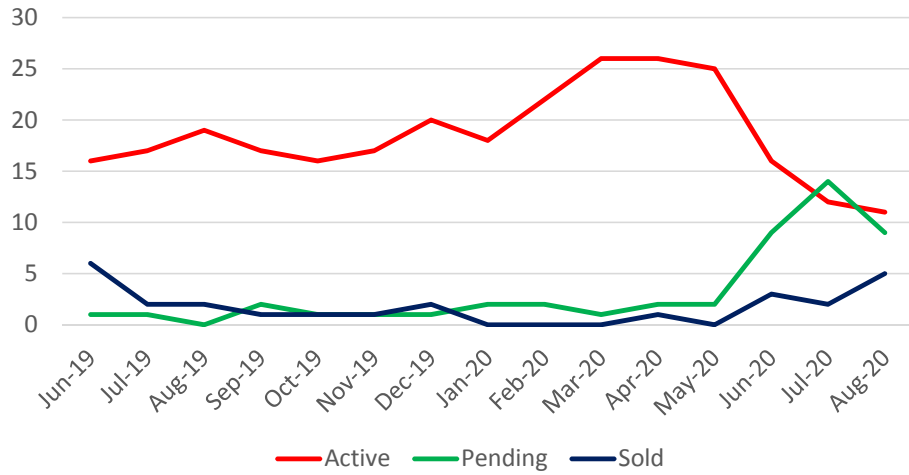
\$450,001-\$500,000



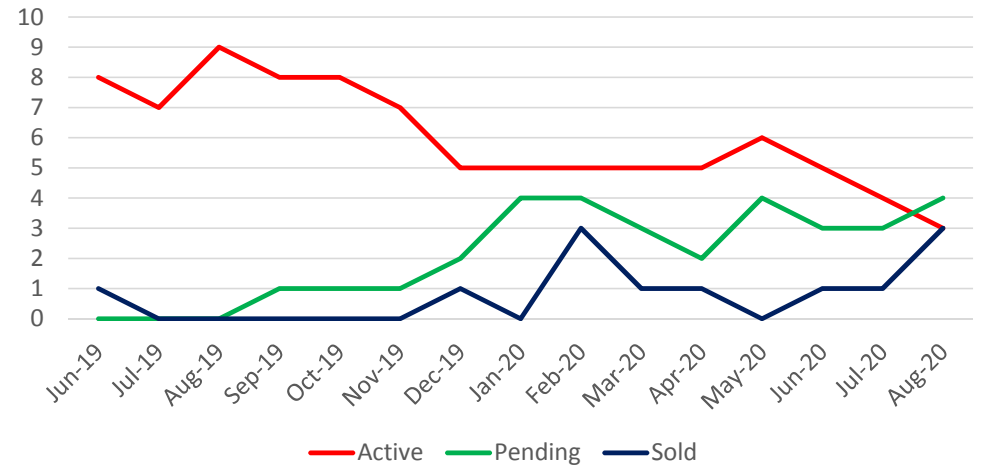
\$500,001-\$700,000



\$700,001-\$999,999

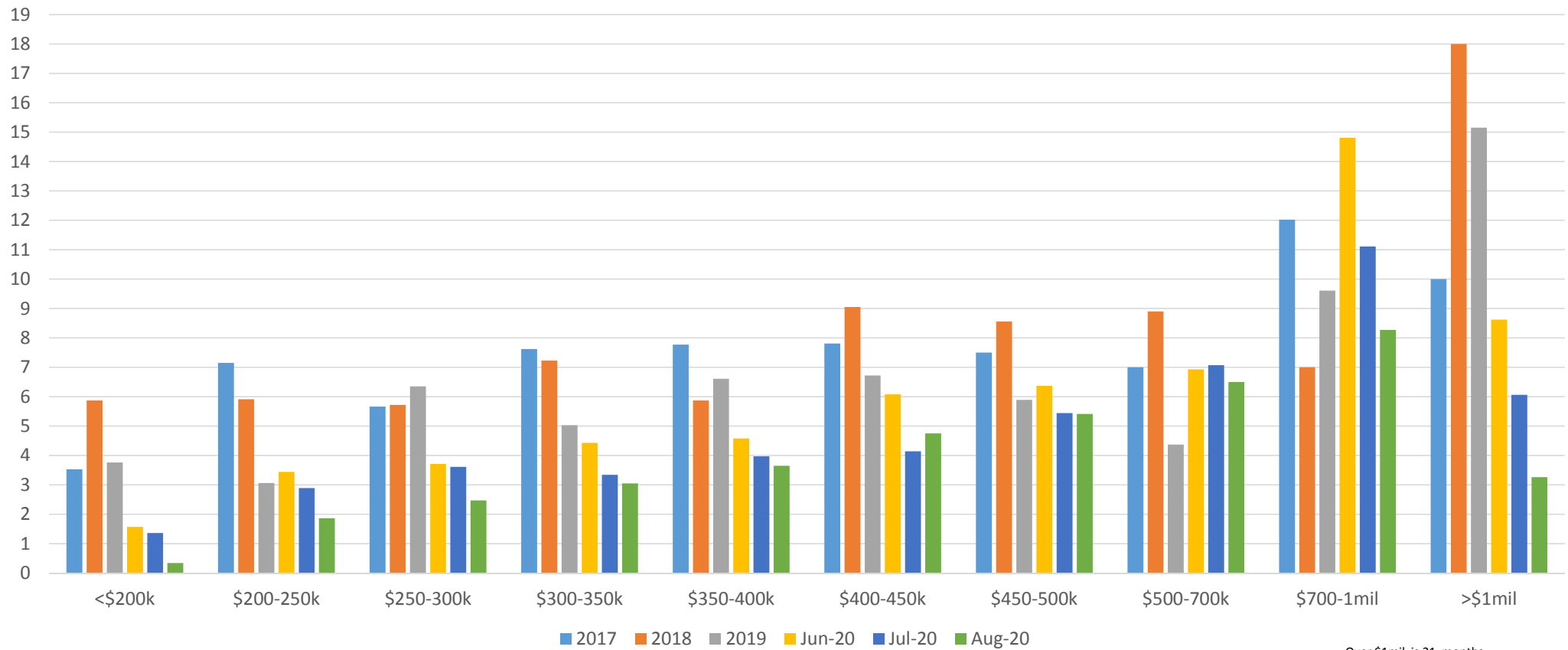


\$1,000,000 and up



# Absorption Rate New Homes

in months



Over \$1mil is 21 months