



# Preston Report

Edmond Real Estate Market  
October 2021

Prepared by

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# Edmond Real Estate

## 2021 Residential Homes

|           | Active | Pending | Sold |
|-----------|--------|---------|------|
| January   | 435    | 777     | 332  |
| February  | 349    | 855     | 307  |
| March     | 299    | 919     | 479  |
| April     | 295    | 916     | 482  |
| May       | 371    | 876     | 483  |
| June      | 437    | 926     | 533  |
| July      | 480    | 921     | 504  |
| August    | 435    | 869     | 502  |
| September | 431    | 824     | 485  |
| October   | 419    | 773     | 452  |
| November  |        |         |      |
| December  |        |         |      |
|           |        | Total   | 4559 |

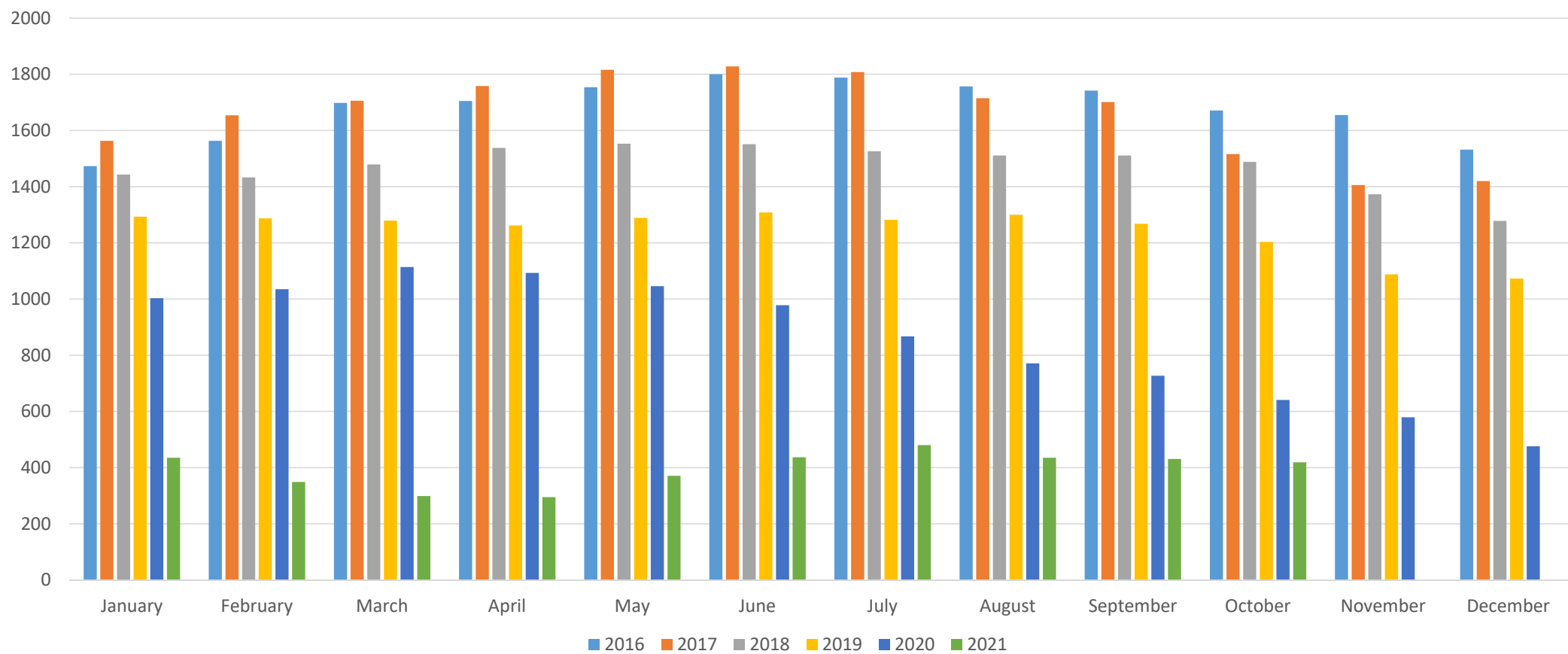
Preston Report

Based on information from MLSOK.com for the period 01/01/21 through 10/31/21 Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

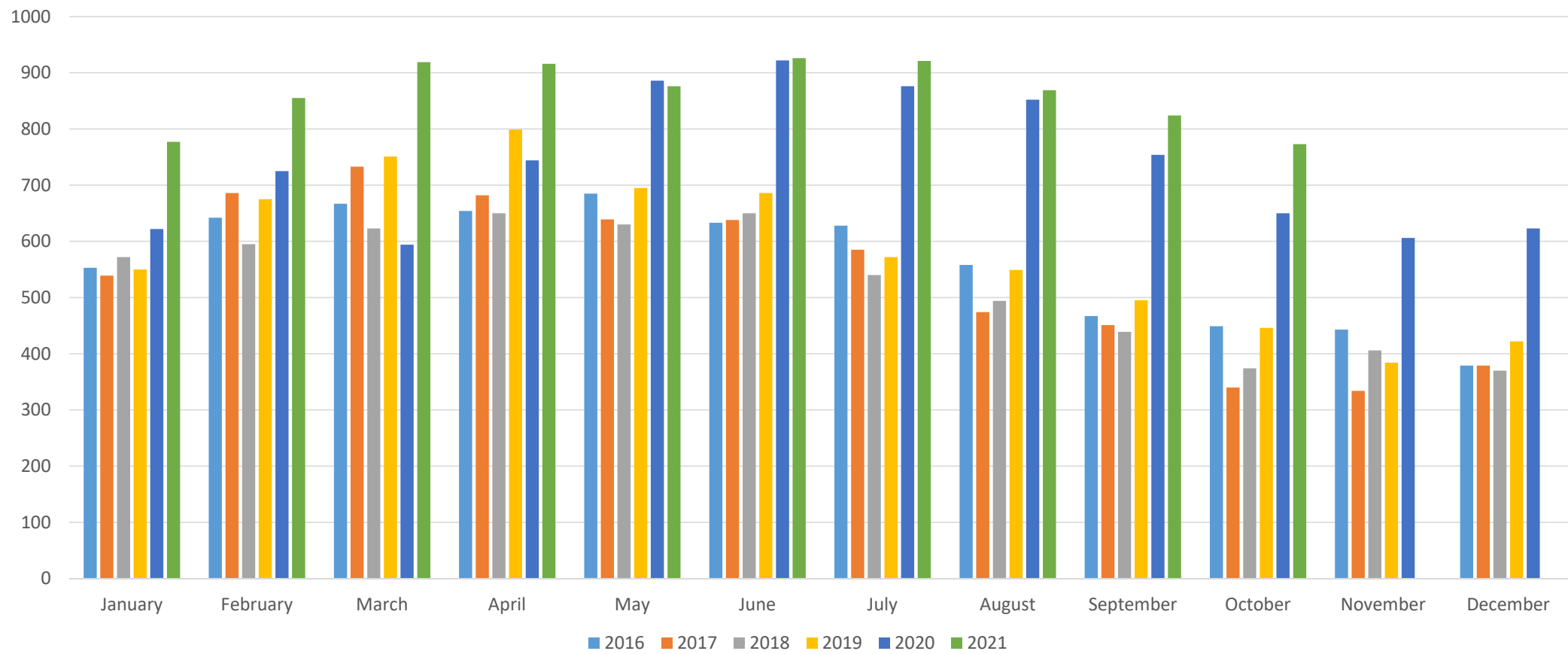
# Average Sales Price & Sales Volume

|        | Average Price | Total Volume    | Avg Price New Home | Total Volume New Homes |
|--------|---------------|-----------------|--------------------|------------------------|
| Jan.   | \$325,939     | \$108,211,748   | \$350,126          | \$26,959,702           |
| Feb.   | \$342,314     | \$105,090,398   | \$343,774          | \$26,814,372           |
| March  | \$356,274     | \$170,655,246   | \$372,773          | \$49,578,809           |
| April  | \$336,651     | \$162,265,782   | \$346,603          | \$47,484,611           |
| May    | \$365,057     | \$176,322,531   | \$368,572          | \$40,911,492           |
| June   | \$356,709     | \$190,125,897   | \$361,742          | \$36,174,200           |
| July   | \$363,063     | \$182,983,752   | \$376,763          | \$34,285,433           |
| August | \$361,221     | \$181,332,942   | \$392,790          | \$33,779,940           |
| Sept.  | \$366,080     | \$177,548,800   | \$379,158          | \$37,157,484           |
| Oct.   | \$386,774     | \$174,821,848   | \$382,820          | \$33,305,340           |
| Nov.   |               |                 |                    |                        |
| Dec.   |               |                 |                    |                        |
| Total  | \$357,394     | \$1,629,358,944 | \$367,186          | \$366,451,383          |

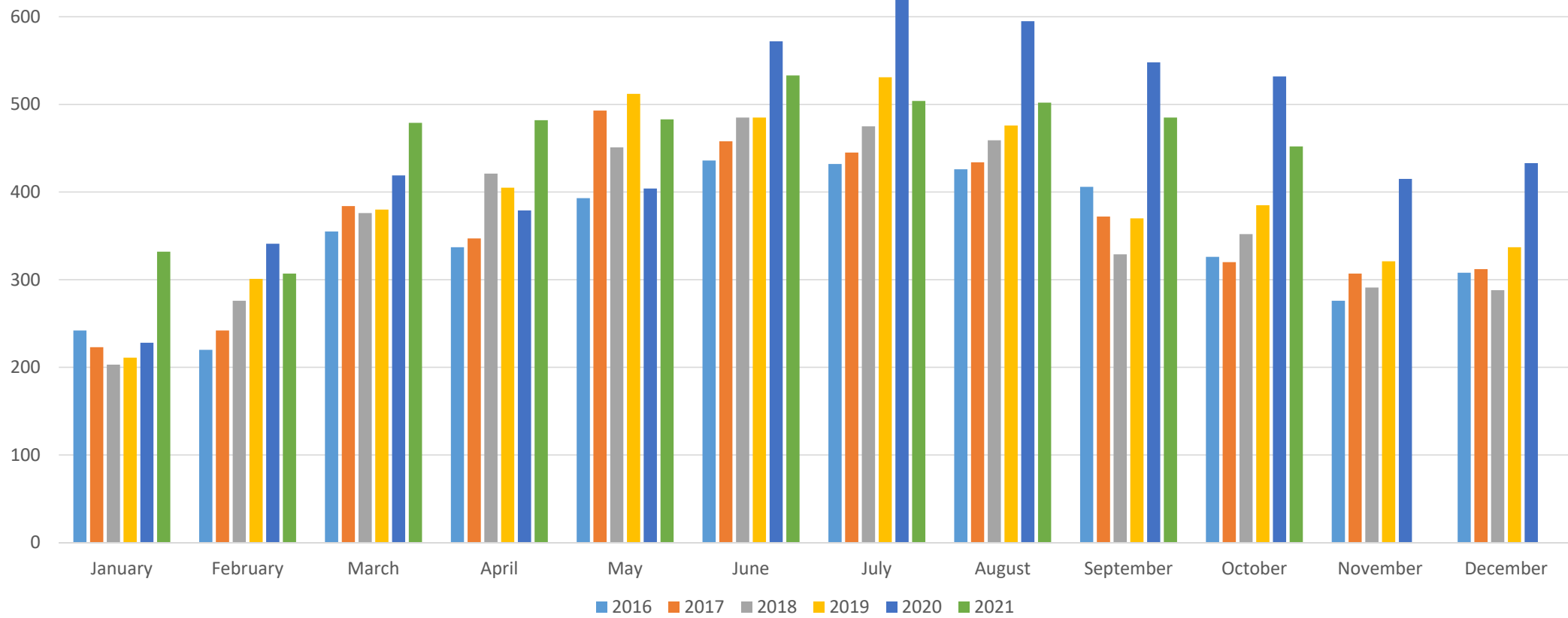
# Active Listings



# Under Contract



# Sold

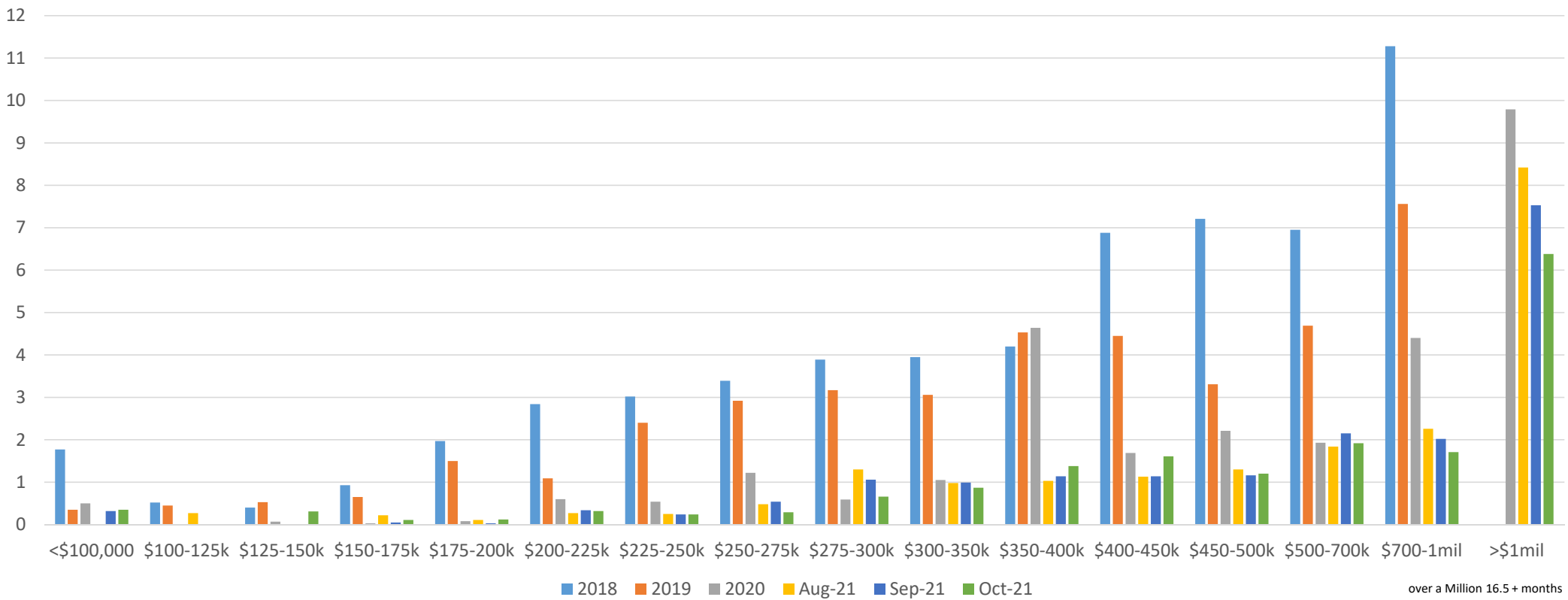


# Current Inventory vs. Homes Sold Edmond – October 2021

|              | Active     | Pending    | Sold YTD    |
|--------------|------------|------------|-------------|
| <\$100,000   | 1          | 6          | 25          |
| \$100-125k   | 0          | 7          | 32          |
| \$125-150k   | 3          | 7          | 96          |
| \$150-175k   | 2          | 15         | 151         |
| \$175-200k   | 4          | 33         | 308         |
| \$200-225k   | 13         | 56         | 400         |
| \$225-250k   | 12         | 55         | 505         |
| \$250-275k   | 12         | 67         | 409         |
| \$275-300k   | 24         | 102        | 372         |
| \$300-350k   | 48         | 102        | 544         |
| \$350-400k   | 66         | 83         | 484         |
| \$400-450K   | 53         | 63         | 336         |
| \$450-500k   | 27         | 41         | 225         |
| \$500-700k   | 78         | 95         | 428         |
| \$700-1 mil  | 26         | 18         | 164         |
| >\$1 million | 50         | 23         | 80          |
| <b>Total</b> | <b>419</b> | <b>773</b> | <b>4559</b> |

# Absorption Rates

In Months

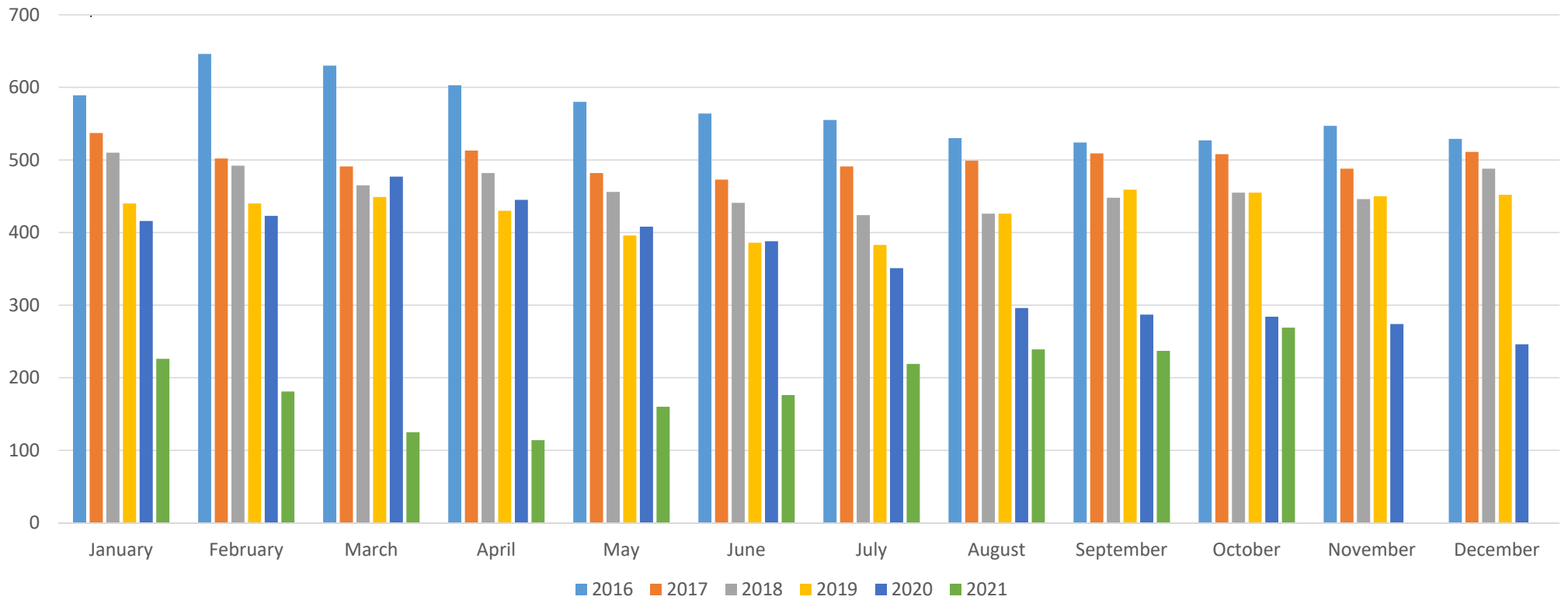




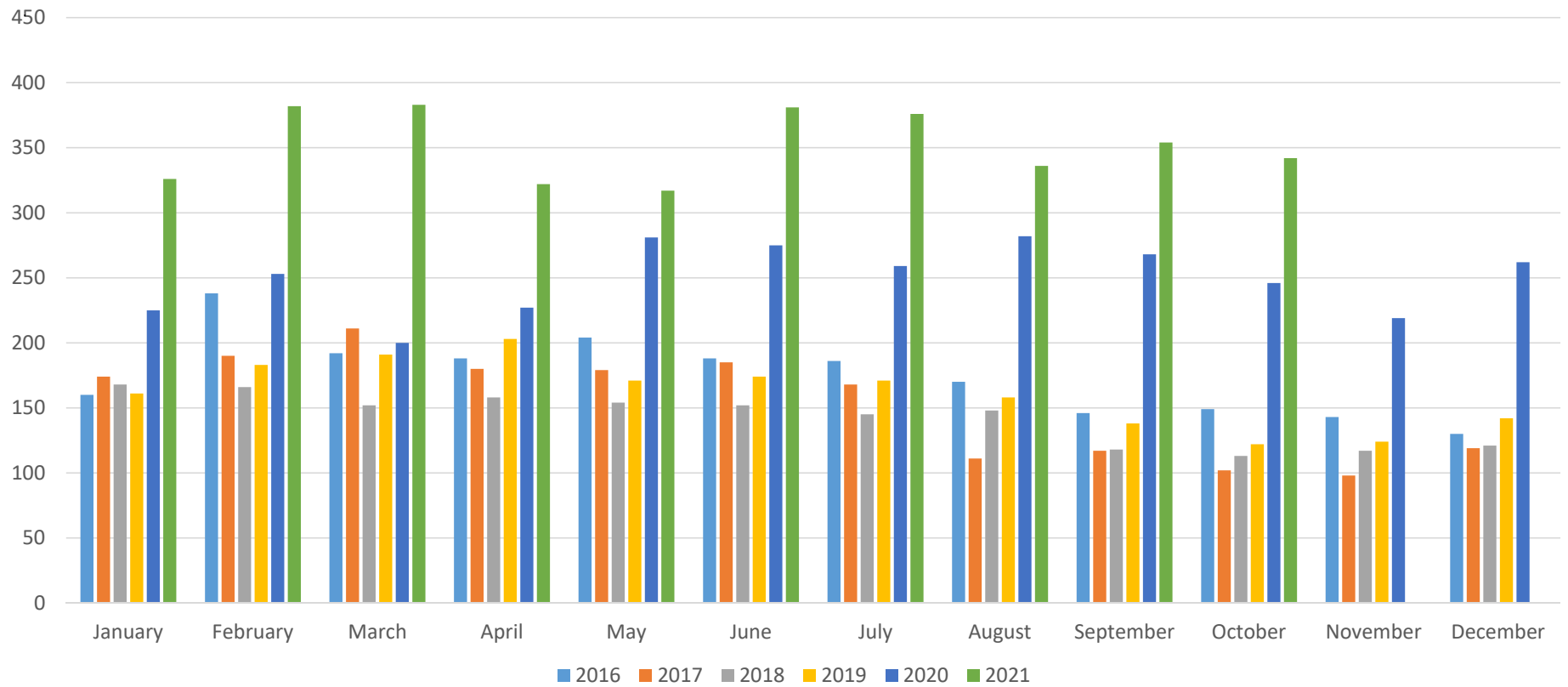
Current New Home Inventory  
vs.  
New Home Sales  
October 2021

|             | Active Listings | Under Contract | Sold-YTD |
|-------------|-----------------|----------------|----------|
| <\$200,000  | 0               | 4              | 15       |
| \$200-250   | 16              | 25             | 149      |
| \$250-300   | 25              | 97             | 233      |
| \$300-350   | 41              | 56             | 143      |
| \$350-400   | 55              | 42             | 146      |
| \$400-450   | 42              | 33             | 114      |
| \$450-500   | 20              | 26             | 77       |
| \$500-700   | 52              | 45             | 98       |
| \$700-1 Mil | 9               | 8              | 17       |
| > 1 Mil     | 9               | 6              | 6        |
| <hr/>       |                 |                |          |
| Total       | 269             | 342            | 998      |

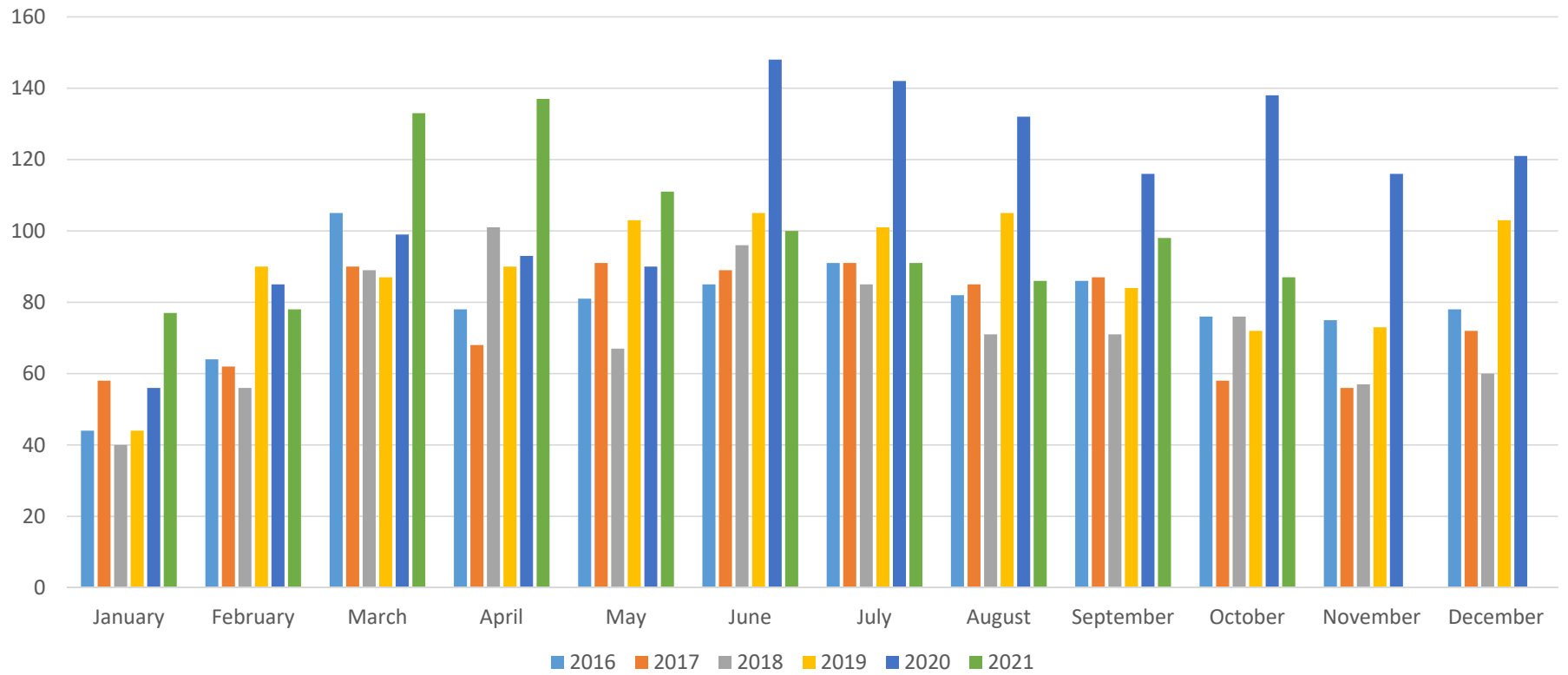
# New Homes Active



# New Homes Under Contract



# New Homes Sold



# Absorption Rate New Homes

in months

