



# Preston Report

Edmond Real Estate Market  
February 2023

Prepared by

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# Edmond Real Estate

## 2022 Residential Homes

	Active	Pending	Sold
January	694	476	199
February	724	485	228
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
		Total	427

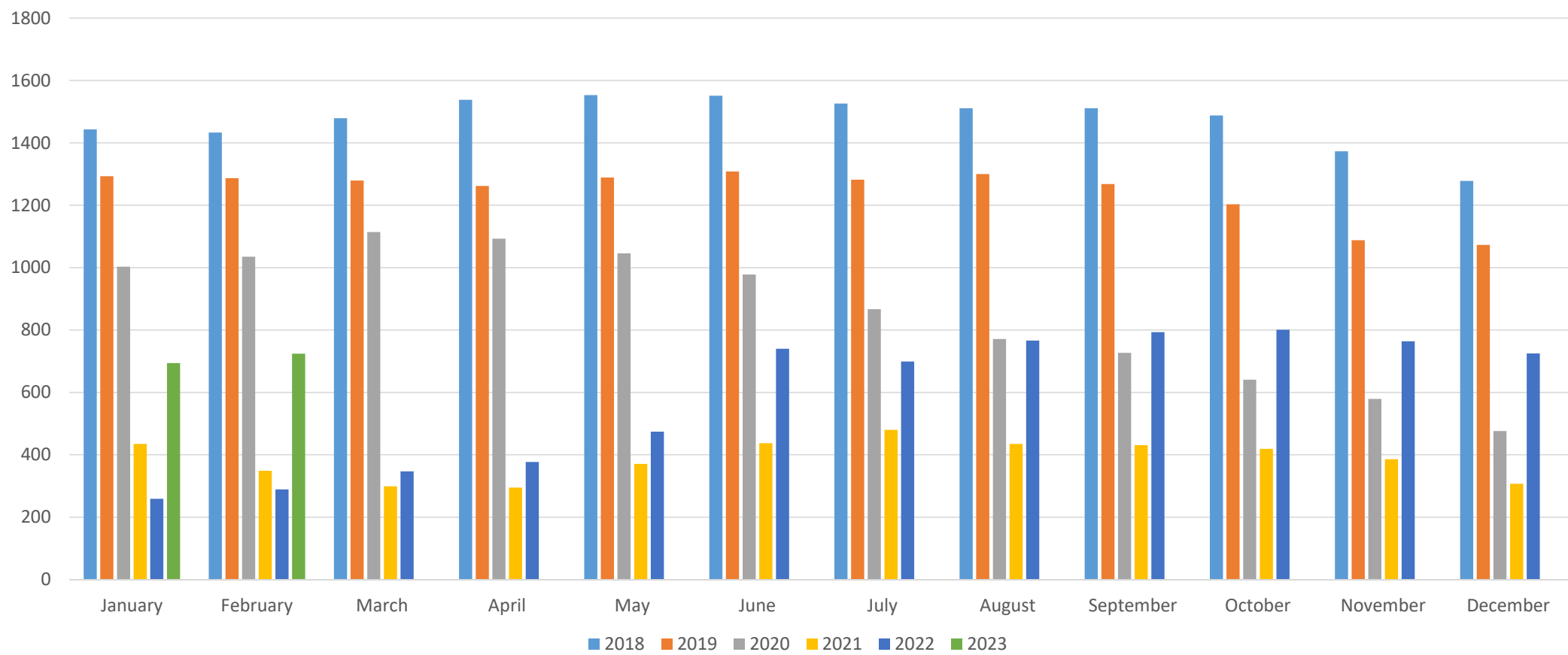
Preston Report

Based on information from MLSOK.com for the period 01/01/23 through 02/28/23 Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

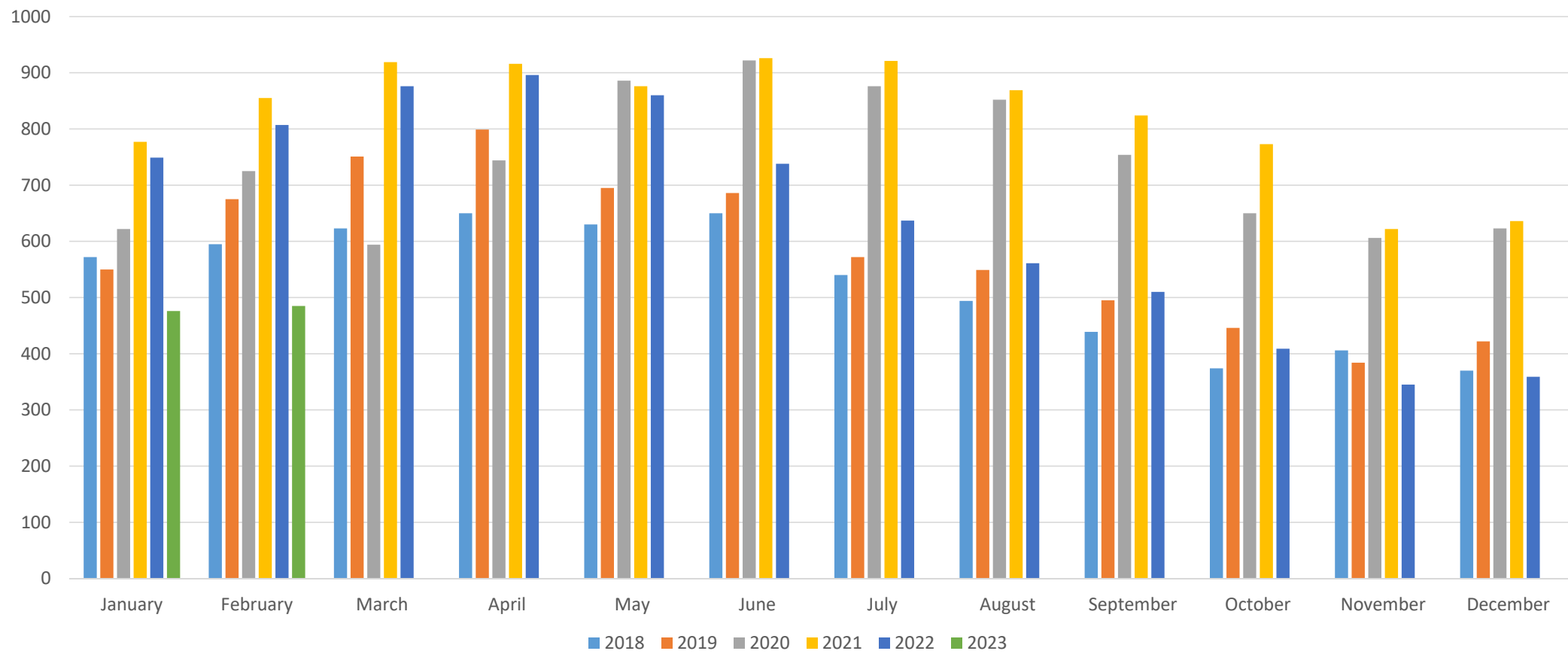
# Average Sales Price & Sales Volume

	Average Price	Total Volume	Avg Price New Home	Total Volume New Homes
Jan.	\$437,701	\$87,102,499	\$477,786	\$28,189,374
Feb.	\$433,662	\$98,874,936	\$482,478	\$30,878,592
March				
April				
May				
June				
July				
August				
Sept.				
Oct.				
Nov.				
Dec.				
Total	\$435,544	\$185,977,435	\$480,227	\$59,067,966

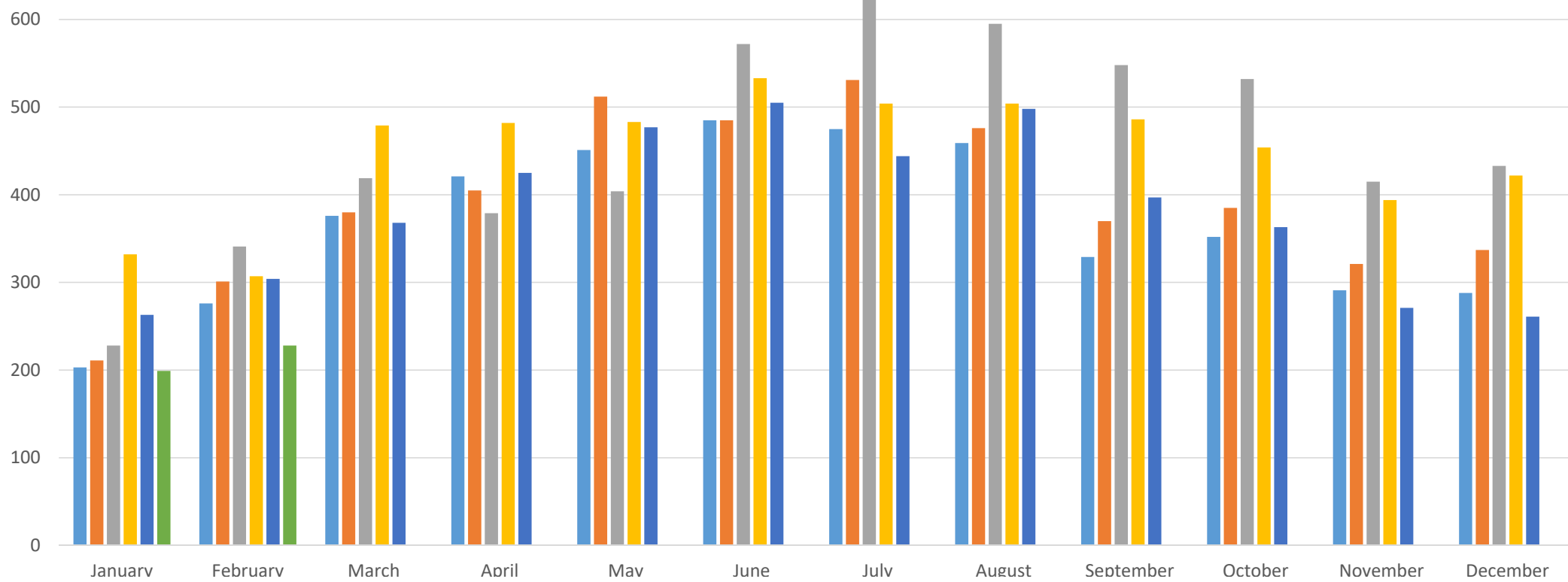
# Active Listings



# Under Contract



# Sold

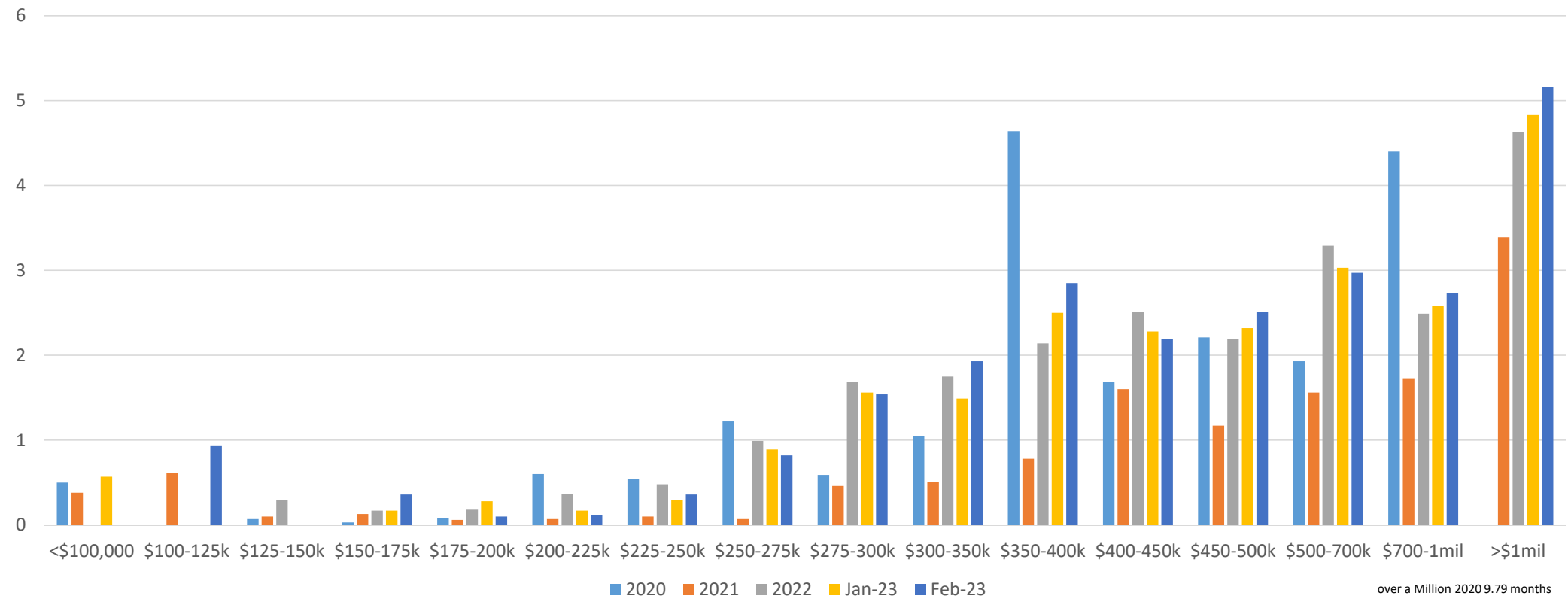


# Current Inventory vs. Homes Sold Edmond – February 2023

	Active	Pending	Sold YTD
<\$100,000	0	3	2
\$100-125k	1	4	3
\$125-150k	0	4	1
\$150-175k	2	4	6
\$175-200k	1	13	13
\$200-225k	2	14	14
\$225-250k	11	31	41
\$250-275k	25	45	33
\$275-300k	47	44	38
\$300-350k	93	48	55
\$350-400k	128	59	46
\$400-450K	87	56	46
\$450-500k	59	31	24
\$500-700k	153	81	60
\$700-1 mil	54	28	28
>\$1 million	61	20	17
<hr/> Total	724	485	427

# Absorption Rates

In Months

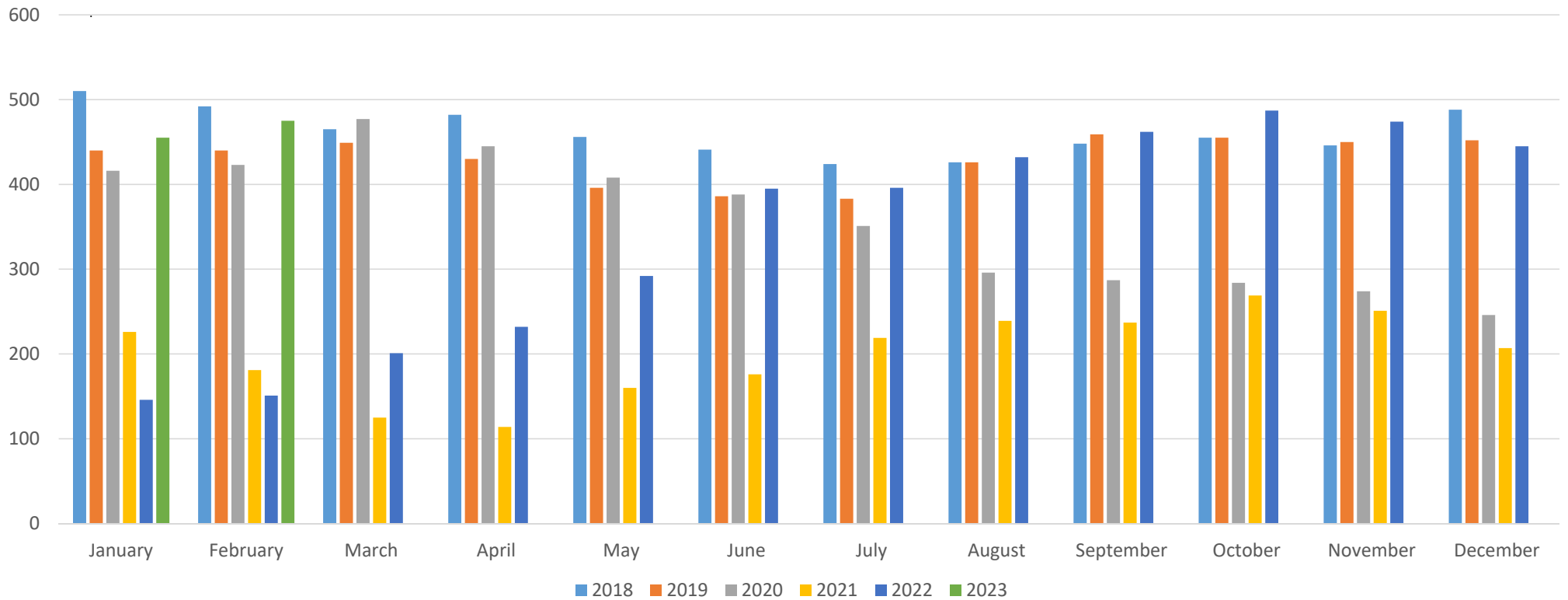




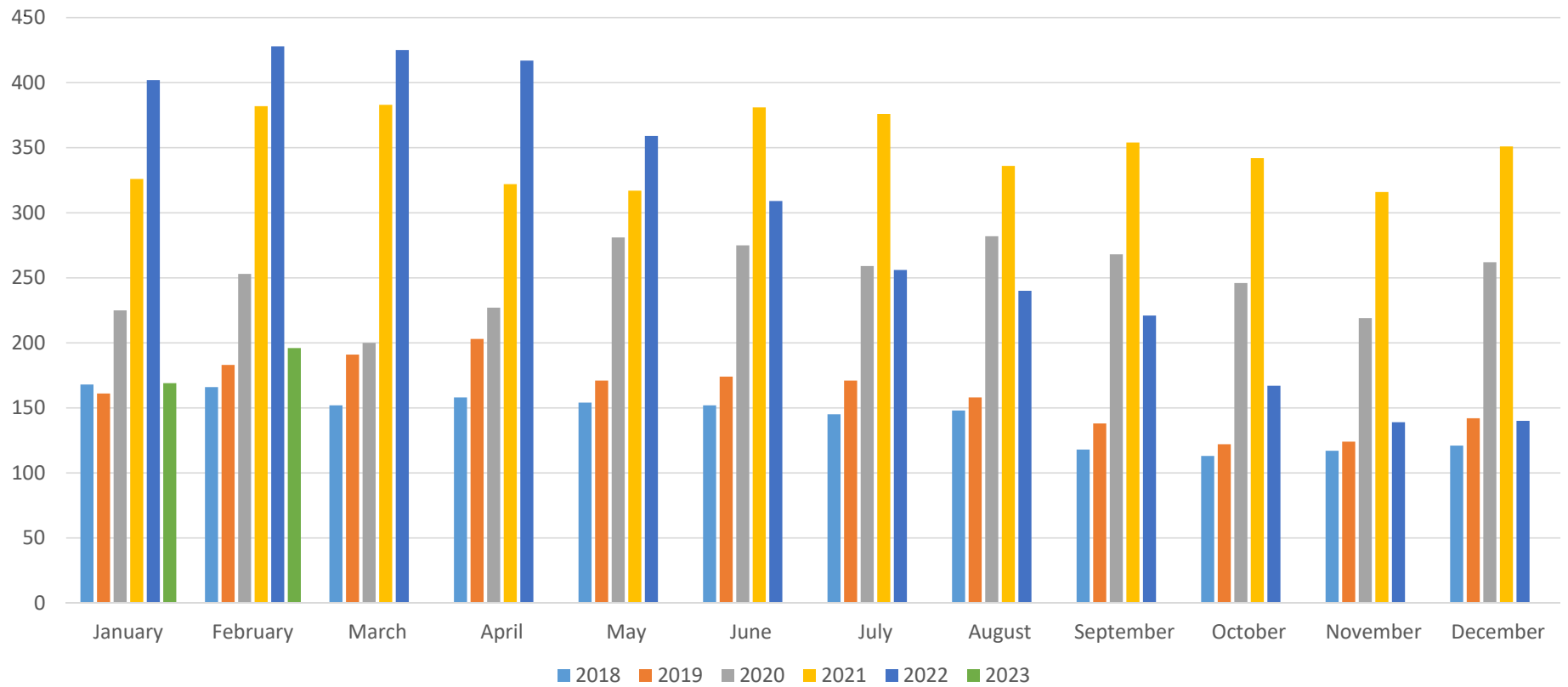
Current New Home Inventory  
vs.  
New Home Sales  
February 2023

	Active Listings	Under Contract	Sold-YTD
<\$200,000	0	0	0
\$200-250	1	7	4
\$250-300	39	30	14
\$300-350	65	17	18
\$350-400	102	37	15
\$400-450	69	23	19
\$450-500	38	17	6
\$500-700	108	43	32
\$700-1 Mil	36	19	12
> 1 Mil	17	3	3
Total	475	196	123

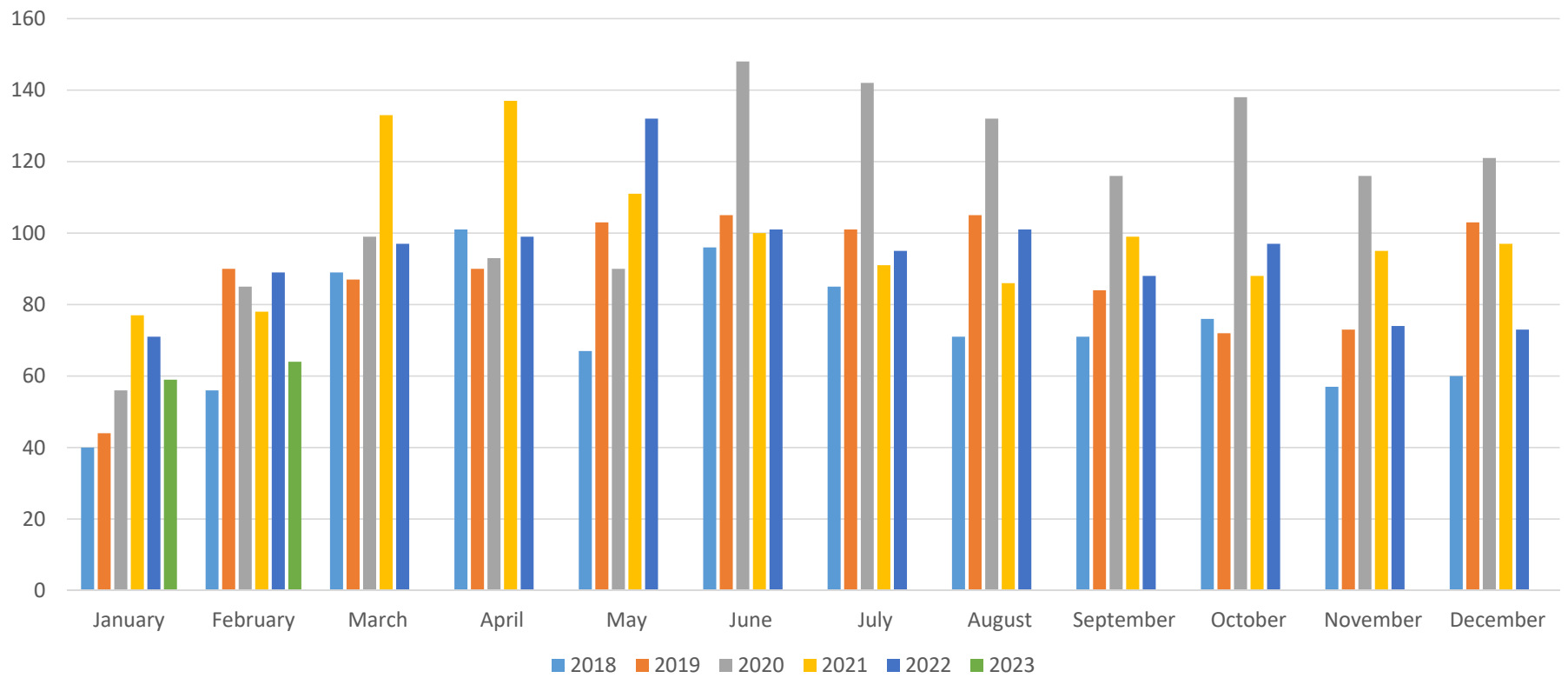
# New Homes Active



# New Homes Under Contract



# New Homes Sold



# Absorption Rate New Homes

in months

