



# Preston Report

Edmond Real Estate Market  
July 2023

Prepared by

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# Edmond Real Estate

## 2023 Residential Homes

|           | Active | Pending | Sold |
|-----------|--------|---------|------|
| January   | 694    | 476     | 199  |
| February  | 724    | 485     | 229  |
| March     | 721    | 645     | 344  |
| April     | 718    | 599     | 300  |
| May       | 797    | 527     | 428  |
| June      | 836    | 518     | 415  |
| July      | 829    | 496     | 348  |
| August    |        |         |      |
| September |        |         |      |
| October   |        |         |      |
| November  |        |         |      |
| December  |        |         |      |
|           |        | Total   | 2263 |

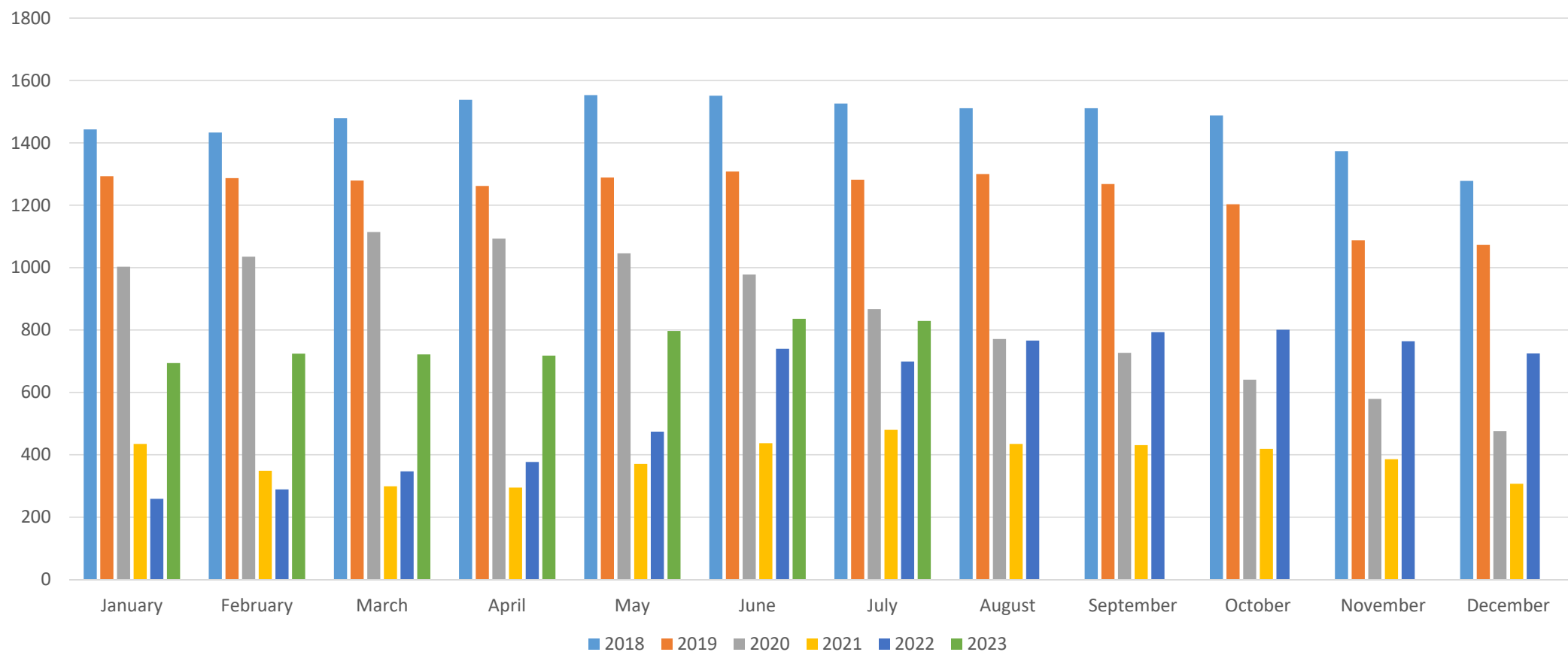
Preston Report

Based on information from MLSOK.com for the period 01/01/23 through 07/31/23 Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

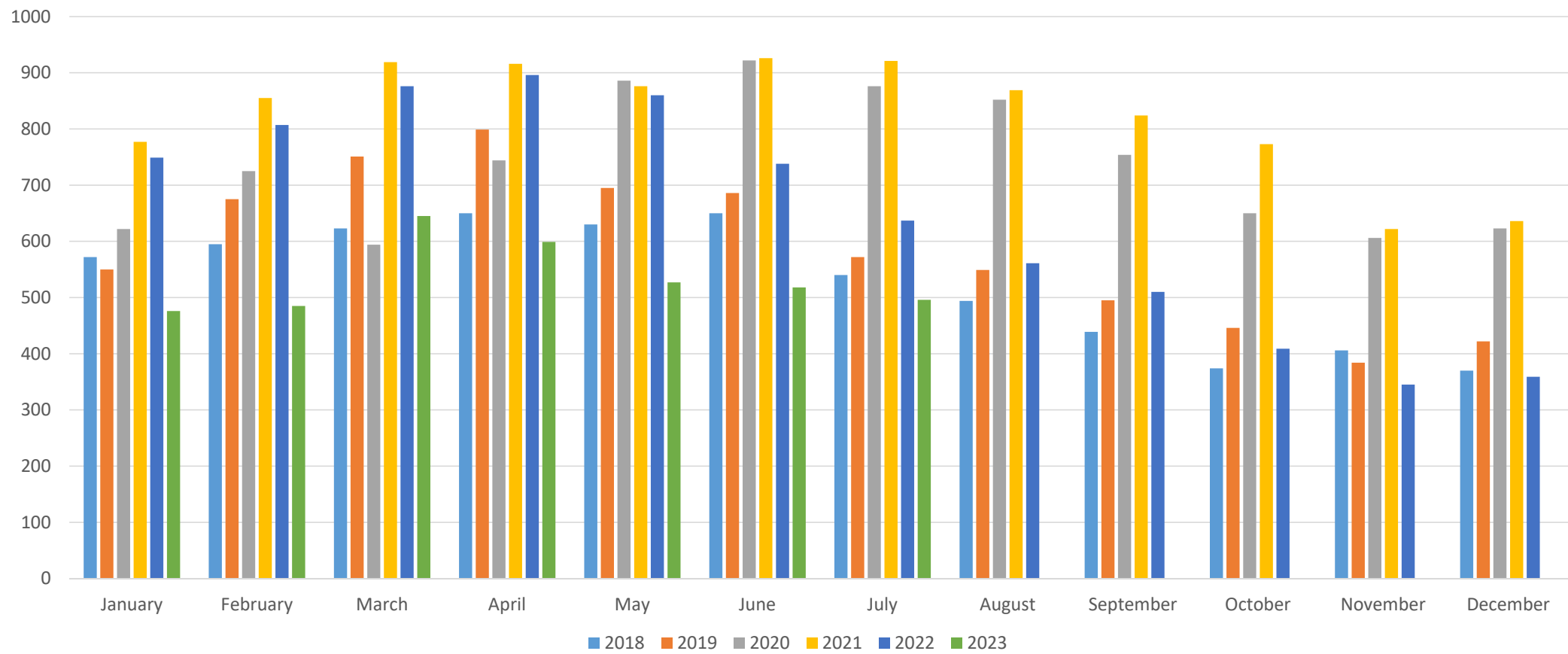
# Average Sales Price & Sales Volume

|        | Average Price | Total Volume  | Avg Price New Home | Total Volume New Homes |
|--------|---------------|---------------|--------------------|------------------------|
| Jan.   | \$437,701     | \$87,102,499  | \$483,773          | \$25,156,196           |
| Feb.   | \$432,388     | \$99,016,852  | \$473,285          | \$27,450,530           |
| March  | \$432,128     | \$148,652,032 | \$457,601          | \$39,353,686           |
| April  | \$435,556     | \$130,666,800 | \$480,361          | \$40,350,324           |
| May    | \$431,521     | \$184,690,988 | \$499,959          | \$44,496,351           |
| June   | \$443,455     | \$184,033,825 | \$483,894          | \$39,679,308           |
| July   | \$444,899     | \$154,824,852 | \$525,280          | \$36,244,320           |
| August |               |               |                    |                        |
| Sept.  |               |               |                    |                        |
| Oct.   |               |               |                    |                        |
| Nov.   |               |               |                    |                        |
| Dec.   |               |               |                    |                        |
| Total  | \$437,025     | \$988,987,848 | \$486,020          | \$252,730,715          |

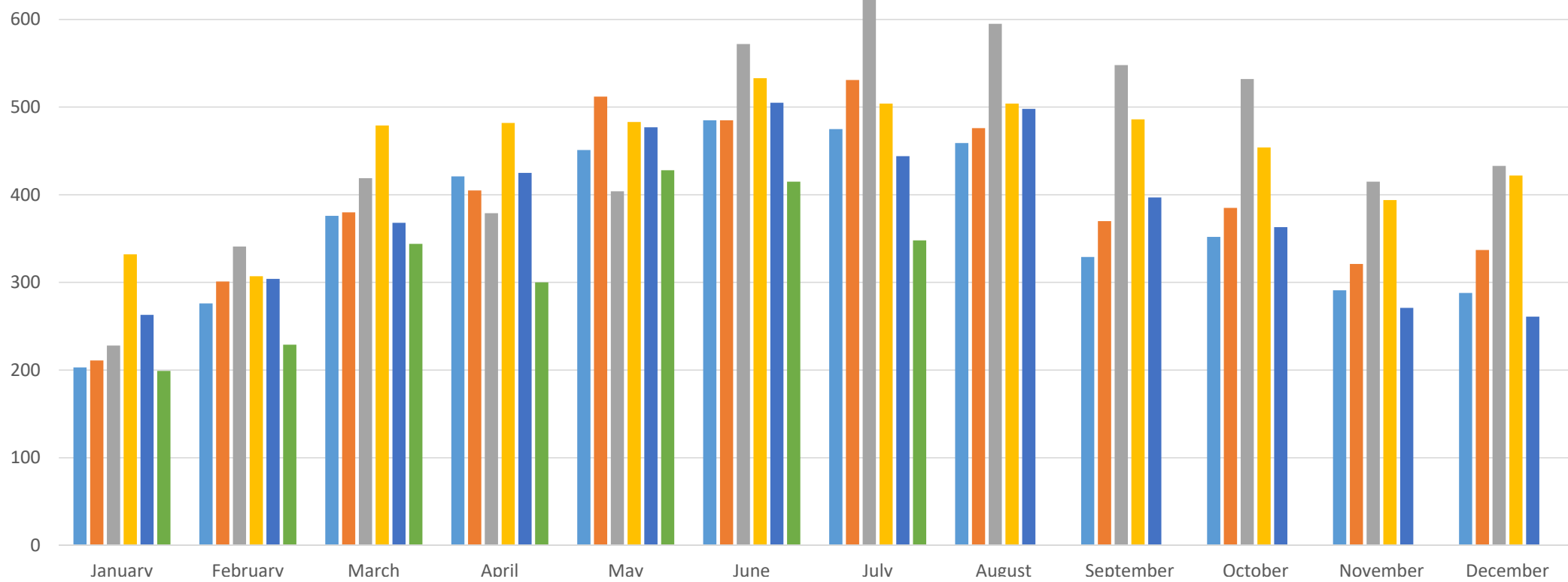
# Active Listings



# Under Contract



# Sold

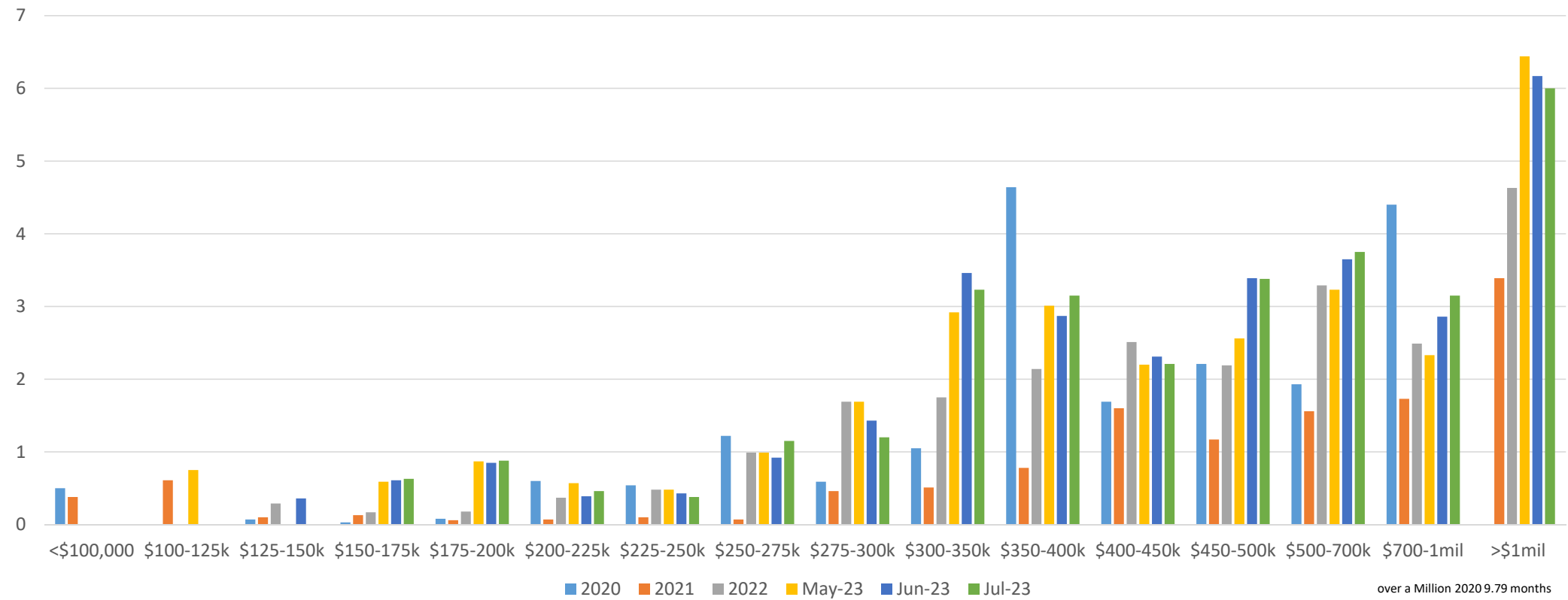


# Current Inventory vs. Homes Sold Edmond – July 2023

|              | Active | Pending | Sold YTD |
|--------------|--------|---------|----------|
| <\$100,000   | 0      | 0       | 6        |
| \$100-125k   | 0      | 1       | 14       |
| \$125-150k   | 0      | 4       | 16       |
| \$150-175k   | 3      | 7       | 26       |
| \$175-200k   | 8      | 8       | 52       |
| \$200-225k   | 7      | 17      | 94       |
| \$225-250k   | 10     | 33      | 145      |
| \$250-275k   | 33     | 35      | 182      |
| \$275-300k   | 35     | 44      | 203      |
| \$300-350k   | 143    | 73      | 306      |
| \$350-400k   | 124    | 60      | 263      |
| \$400-450K   | 78     | 53      | 244      |
| \$450-500k   | 74     | 41      | 151      |
| \$500-700k   | 185    | 80      | 342      |
| \$700-1 mil  | 57     | 16      | 130      |
| >\$1 million | 72     | 24      | 89       |
| <hr/> Total  | 829    | 496     | 2263     |

# Absorption Rates

In Months

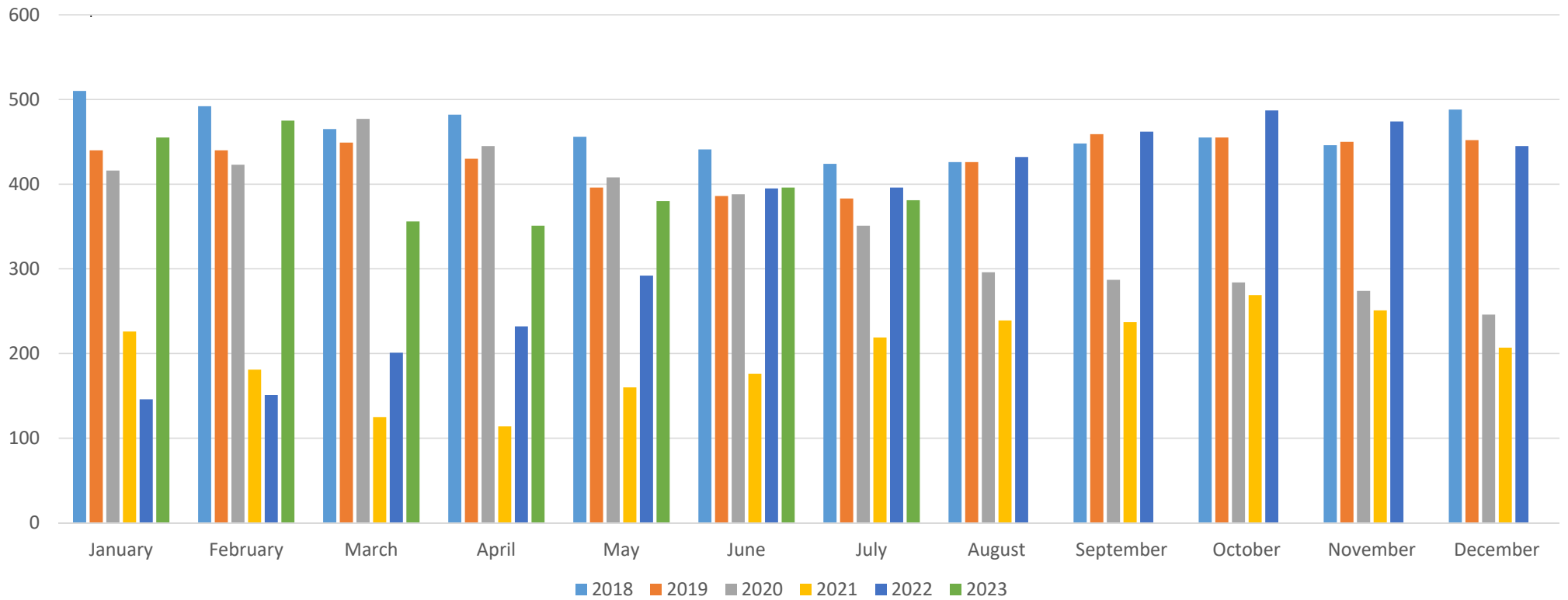




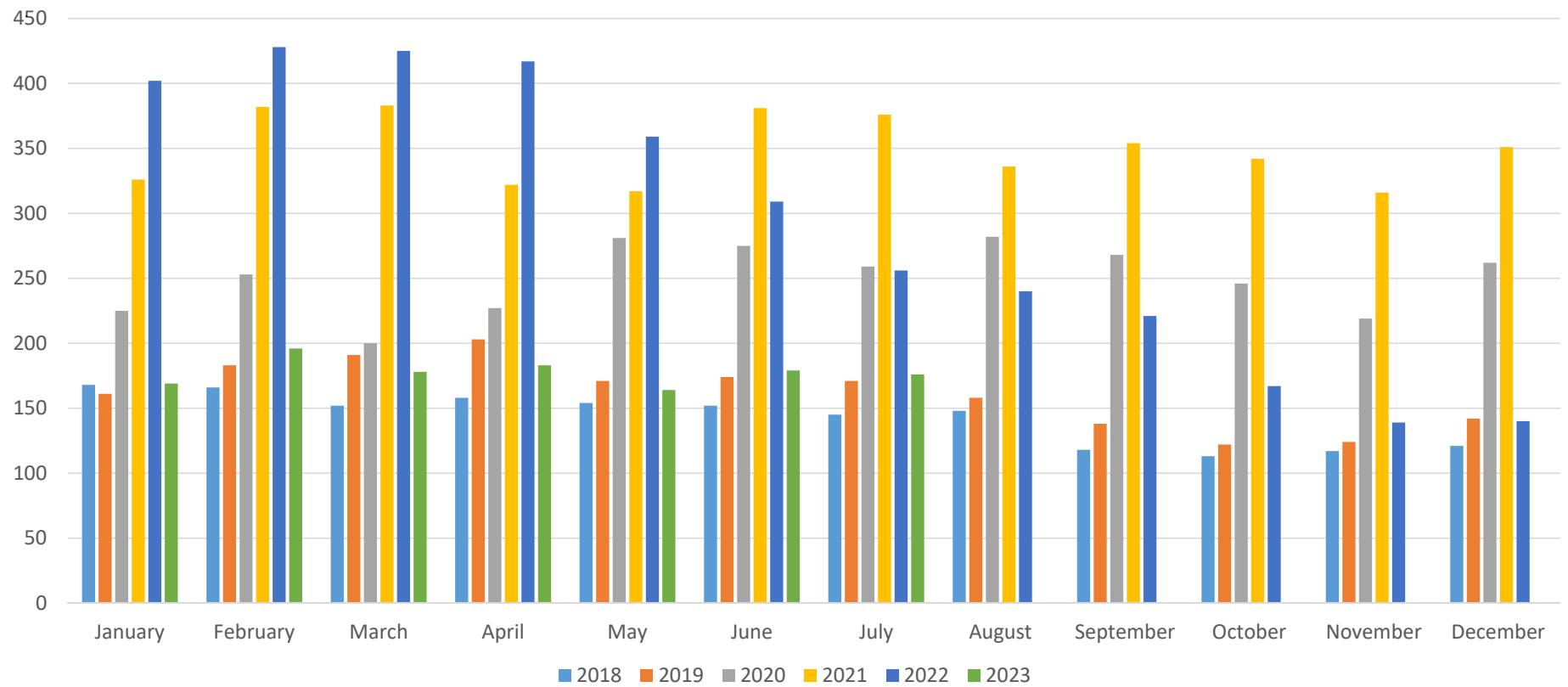
Current New Home Inventory  
vs.  
New Home Sales  
July 2023

|             | Active Listings | Under Contract | Sold-YTD |
|-------------|-----------------|----------------|----------|
| <\$250      | 0               | 0              | 8        |
| \$250-300   | 31              | 11             | 49       |
| \$300-350   | 82              | 33             | 66       |
| \$350-400   | 61              | 32             | 83       |
| \$400-450   | 38              | 30             | 81       |
| \$450-500   | 36              | 15             | 51       |
| \$500-700   | 100             | 38             | 123      |
| \$700-1 Mil | 19              | 7              | 46       |
| > 1 Mil     | 14              | 10             | 13       |
| Total       | 381             | 176            | 520      |

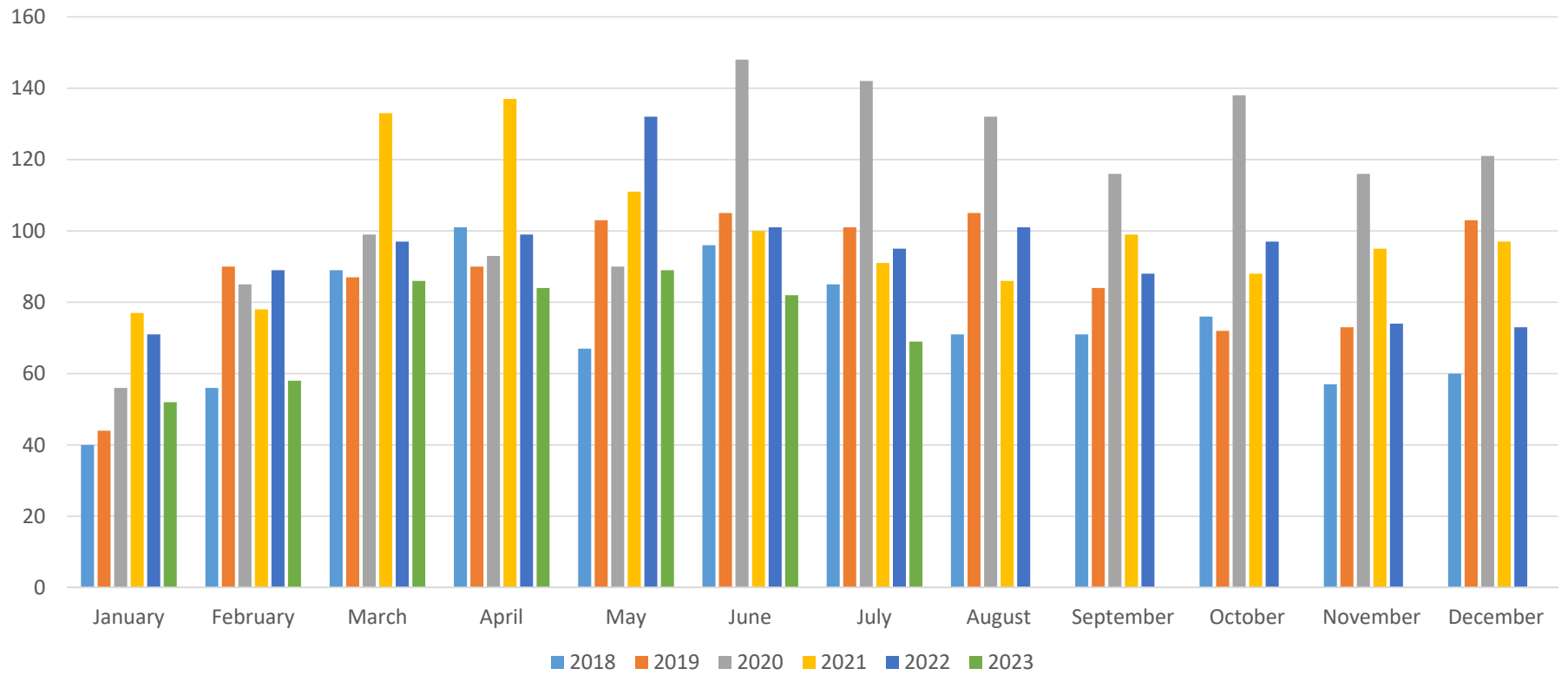
# New Homes Active



# New Homes Under Contract



# New Homes Sold



# Absorption Rate New Homes

in months

