



Preston Report

Edmond Real Estate Market August 2023

Prepared by

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www.Edmond4Sale.com



Realtor of the Year 1995 & 2002

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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	353
August	869	458	354
September			
October			
November			
December			
		Total	2622

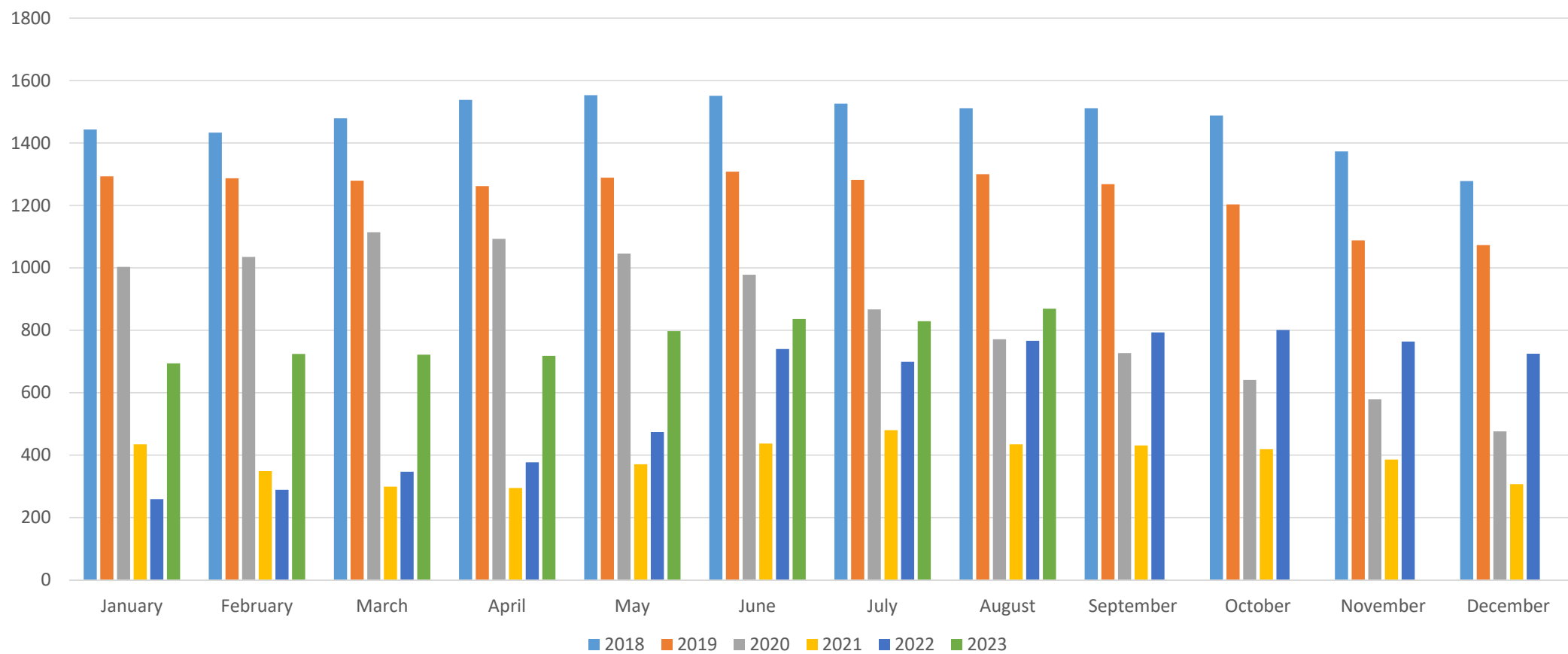
Preston Report

Based on information from MLSOK.com for the period 01/01/23 through 08/31/23 Edmond, Deer Creek and Oakdale School Districts, while information is deemed reliable it is not guaranteed

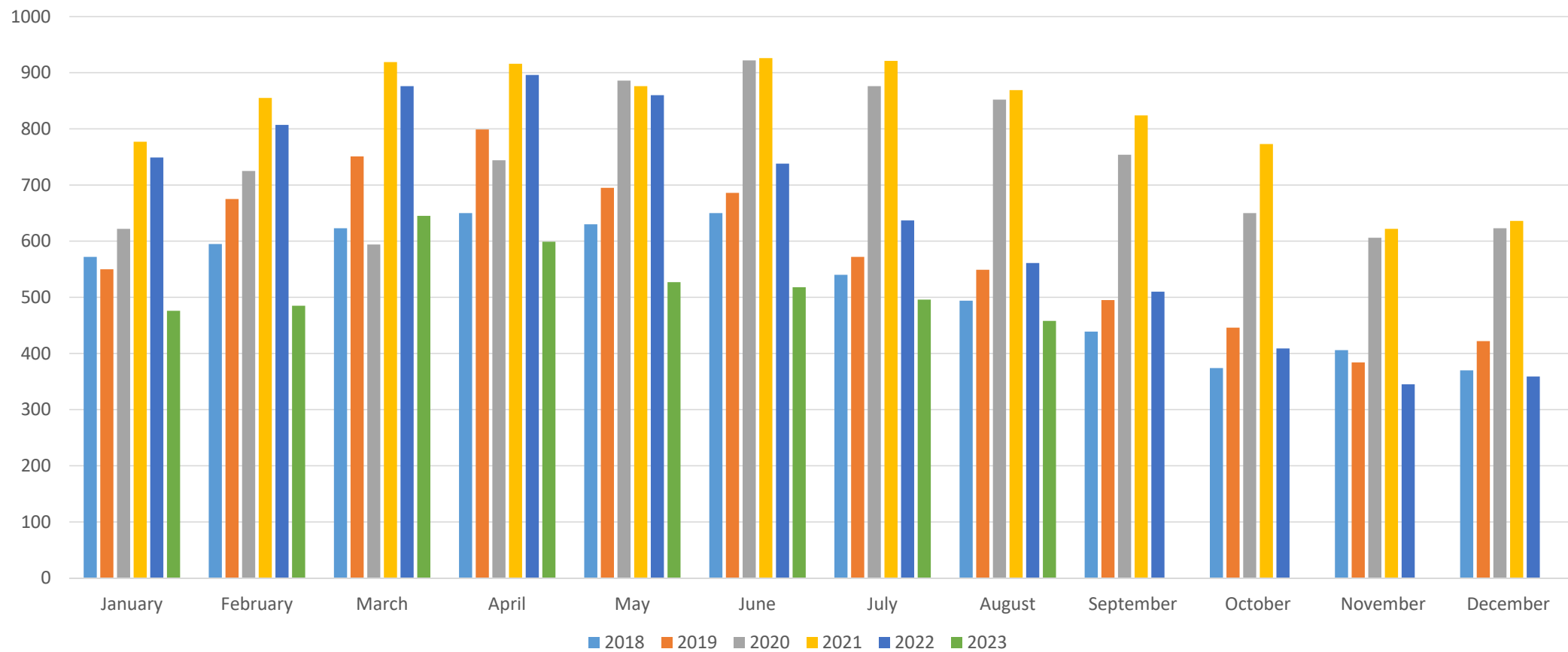
Average Sales Price & Sales Volume

	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	\$444,207	\$156,805,071	\$518,211	\$37,829,403
August	\$417,855	\$147,920,670	\$473,017	\$33,584,207
Sept.				
Oct.				
Nov.				
Dec.				
Total	\$434,359	\$1,138,888,737	\$483,865	\$287,900,005

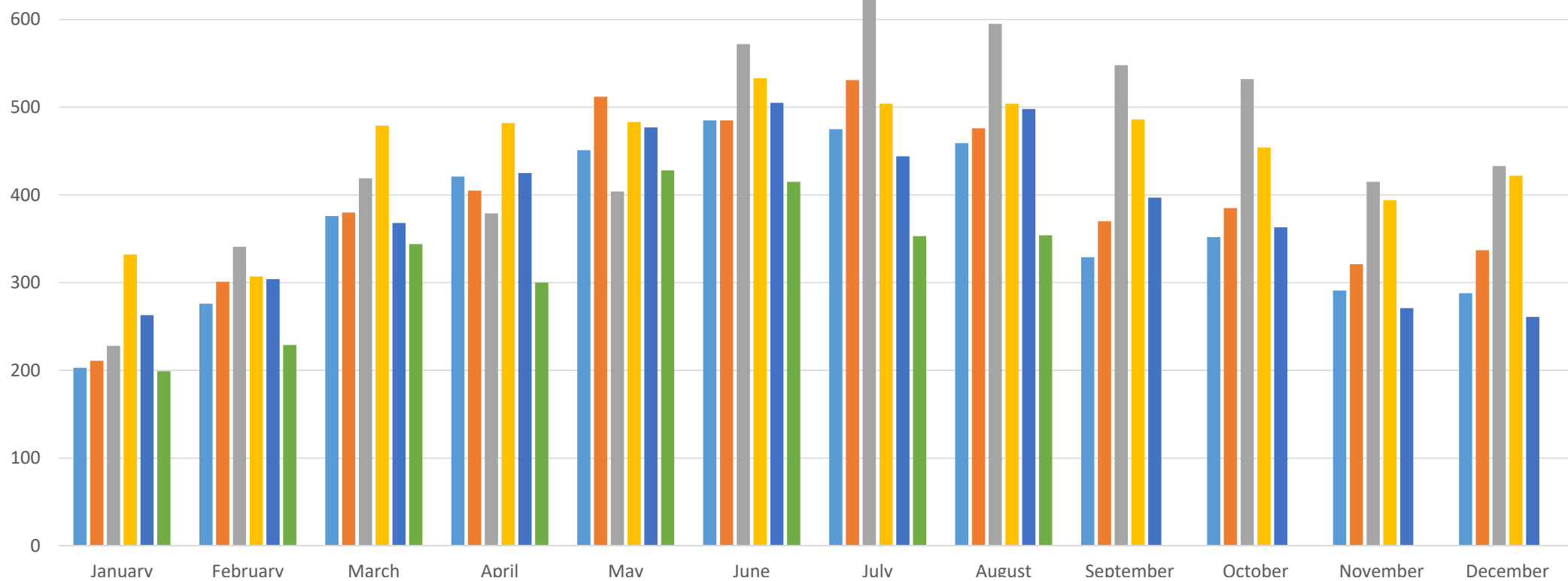
Active Listings



Under Contract



Sold

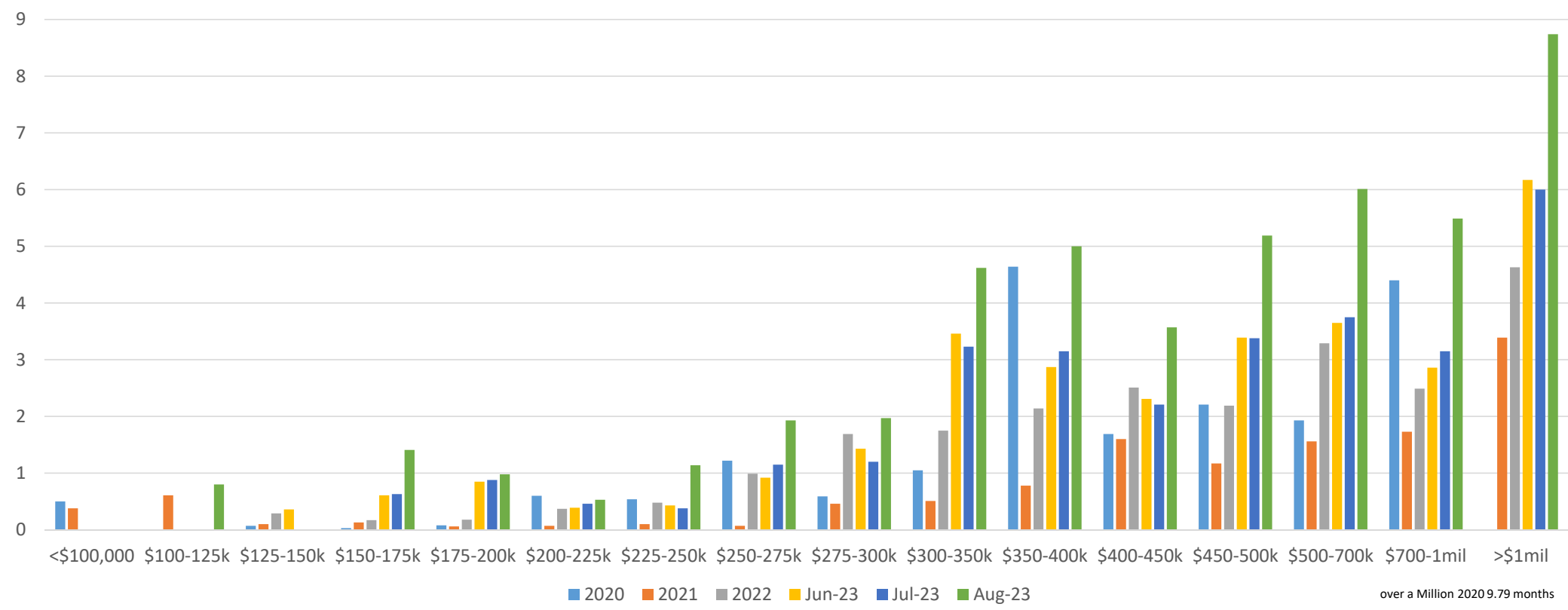


Current Inventory vs. Homes Sold Edmond – August 2023

	Active	Pending	Sold YTD
<\$100,000	0	0	7
\$100-125k	1	2	15
\$125-150k	0	3	17
\$150-175k	4	6	34
\$175-200k	5	10	61
\$200-225k	5	13	112
\$225-250k	16	27	168
\$250-275k	32	24	199
\$275-300k	39	25	237
\$300-350k	140	76	363
\$350-400k	125	67	300
\$400-450K	86	44	289
\$450-500k	77	42	178
\$500-700k	199	72	397
\$700-1 mil	65	28	142
>\$1 million	75	19	103
<hr/> Total	869	458	2622

Absorption Rates

In Months

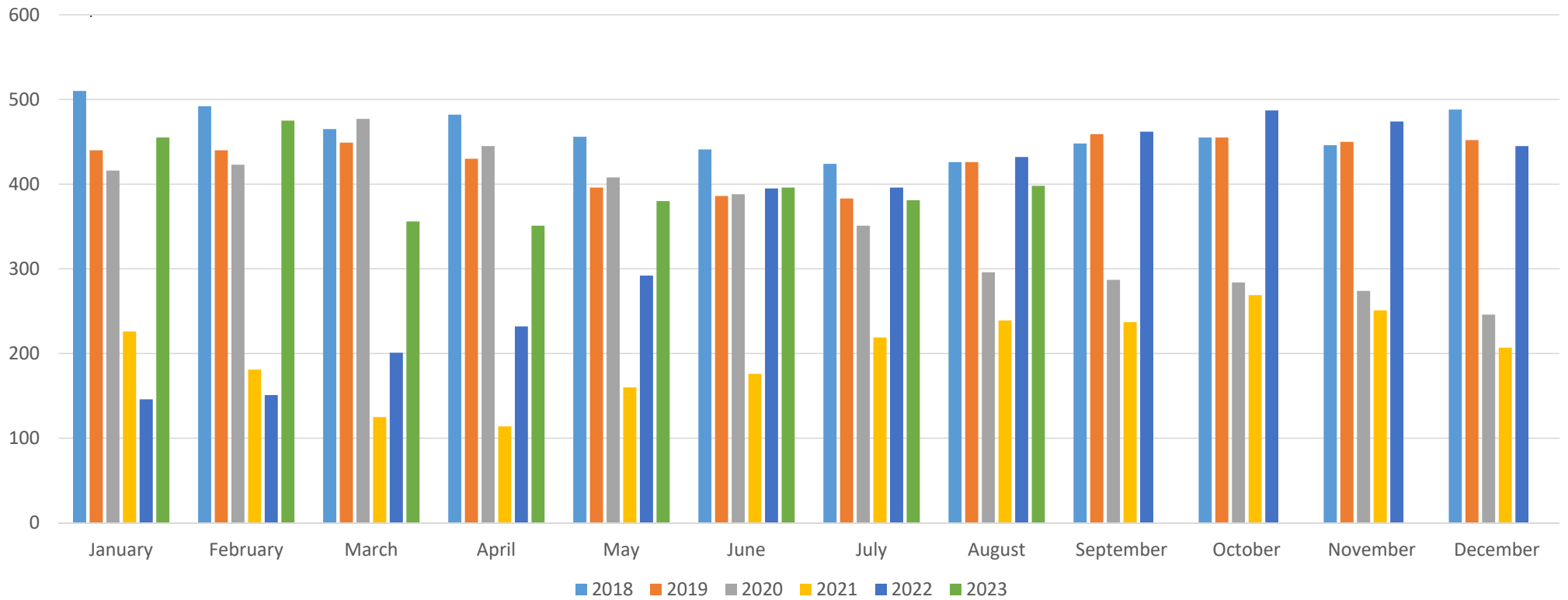


over a Million 2020 9.79 months

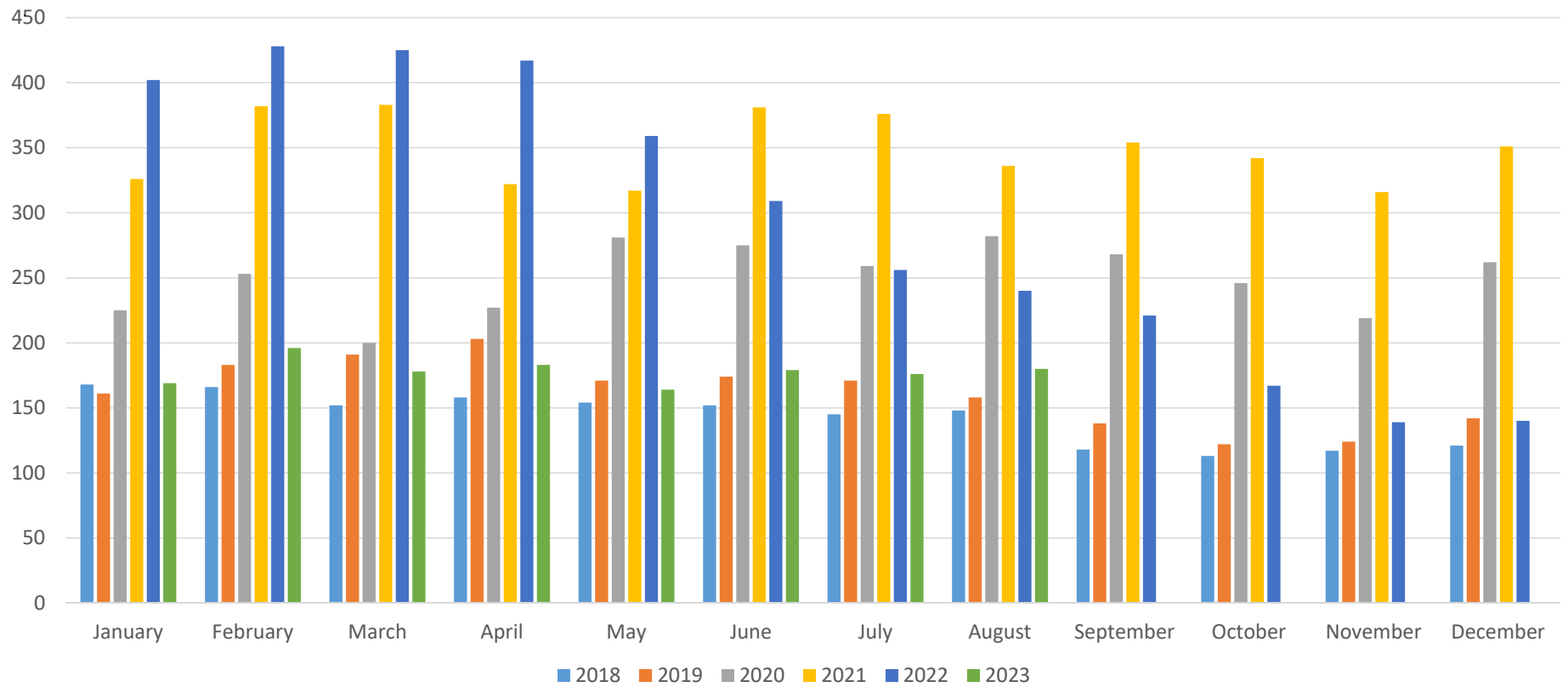
Current New Home Inventory
vs.
New Home Sales
August 2023

	Active Listings	Under Contract	Sold-YTD
<\$250	0	0	8
\$250-300	29	10	56
\$300-350	85	39	80
\$350-400	62	30	98
\$400-450	39	23	90
\$450-500	34	19	56
\$500-700	111	38	142
\$700-1 Mil	21	10	49
> 1 Mil	17	11	16
Total	398	180	595

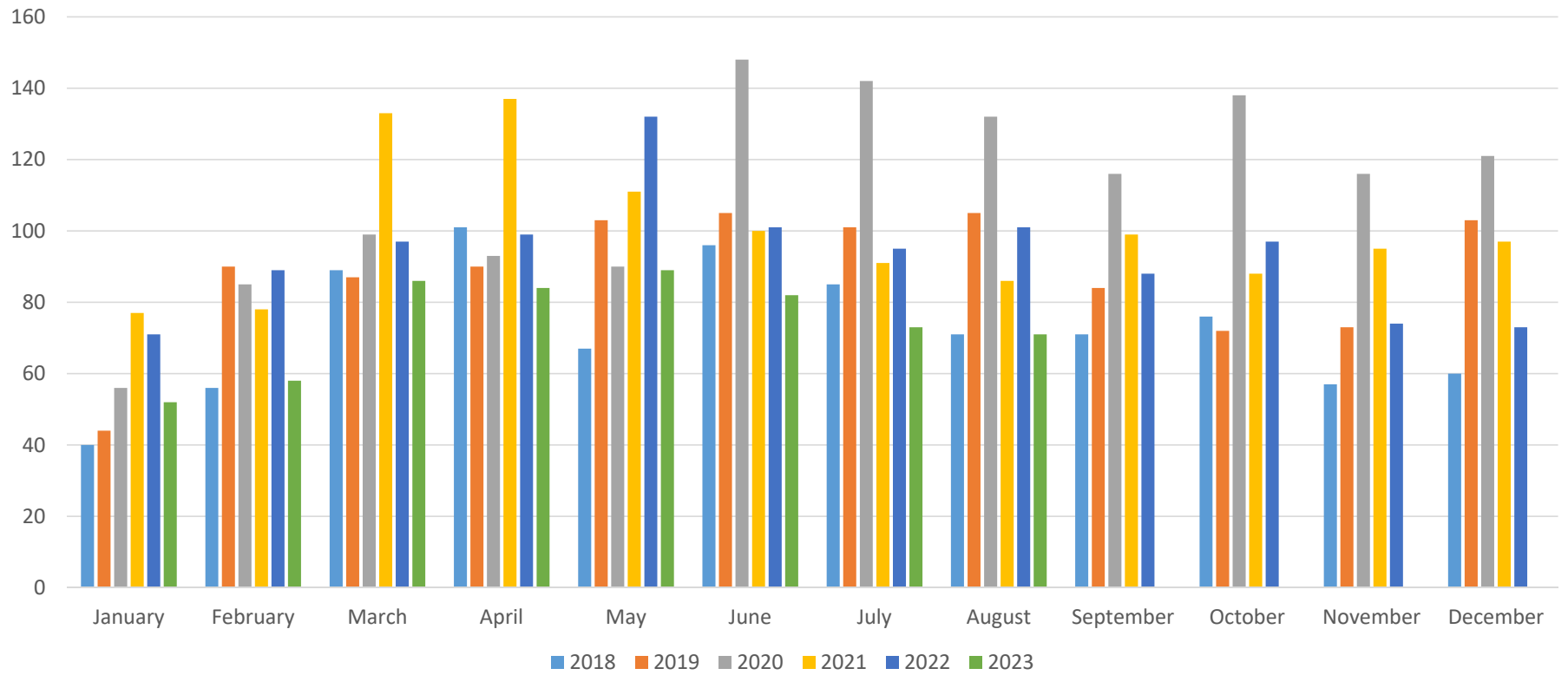
New Homes Active



New Homes Under Contract



New Homes Sold



Absorption Rate New Homes

in months

