

Local Market Update – February 2021

A FREE RESEARCH TOOL FROM MLSOK



Edmond (City)

Associated with ZIP Codes: 73003, 73012, 73013, 73025 and 73034

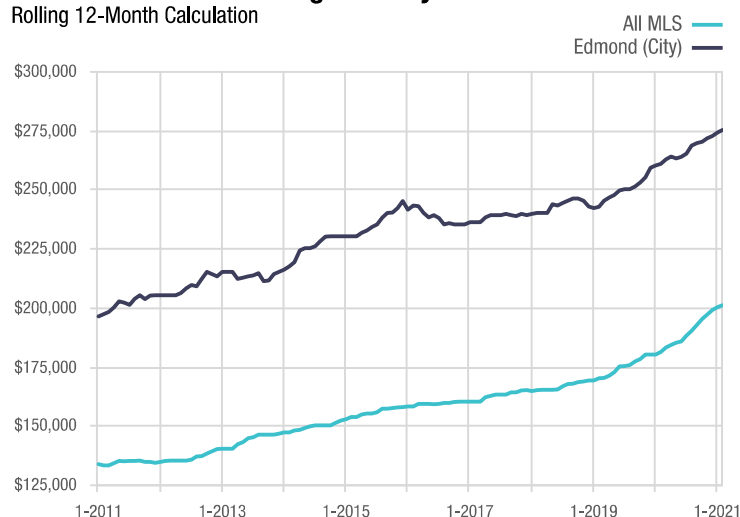
Single Family	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	454	385	- 15.2%	853	776	- 9.0%
Pending Sales	388	411	+ 5.9%	717	798	+ 11.3%
Closed Sales	310	257	- 17.1%	518	556	+ 7.3%
Days on Market Until Sale	53	31	- 41.5%	53	33	- 37.7%
Median Sales Price*	\$260,620	\$289,000	+ 10.9%	\$267,950	\$285,000	+ 6.4%
Average Sales Price*	\$312,488	\$346,803	+ 11.0%	\$312,885	\$335,173	+ 7.1%
Percent of List Price Received*	98.5%	99.6%	+ 1.1%	98.6%	99.5%	+ 0.9%
Inventory of Homes for Sale	735	338	- 54.0%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2020	2021	% Change	Thru 2-2020	Thru 2-2021	% Change
New Listings	5	5	0.0%	14	13	- 7.1%
Pending Sales	8	7	- 12.5%	18	17	- 5.6%
Closed Sales	6	6	0.0%	15	13	- 13.3%
Days on Market Until Sale	31	34	+ 9.7%	29	23	- 20.7%
Median Sales Price*	\$134,500	\$192,250	+ 42.9%	\$142,000	\$140,000	- 1.4%
Average Sales Price*	\$139,233	\$198,294	+ 42.4%	\$153,306	\$192,020	+ 25.3%
Percent of List Price Received*	99.1%	100.1%	+ 1.0%	97.9%	99.0%	+ 1.1%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	1.2	0.5	- 58.3%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

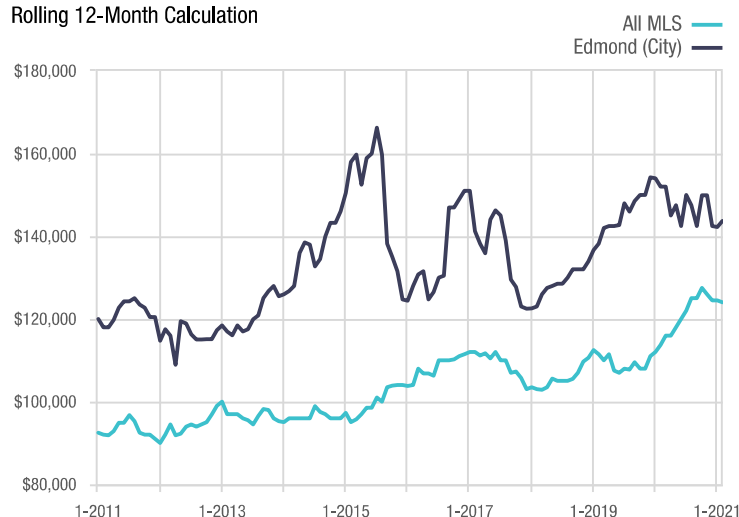
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.