

Local Market Update – February 2023

A FREE RESEARCH TOOL FROM MLSOK



Edmond (73044)

Associated with ZIP Code: 73044 (Guthrie)

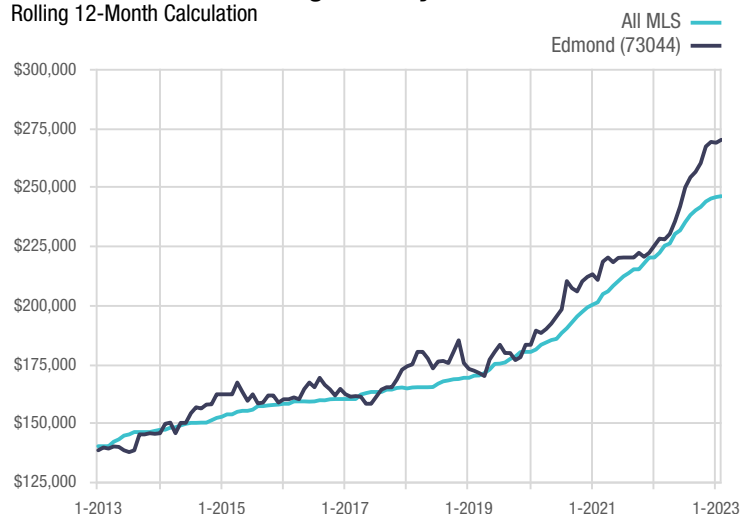
Single Family	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	31	39	+ 25.8%	72	95	+ 31.9%
Pending Sales	45	35	- 22.2%	82	80	- 2.4%
Closed Sales	26	26	0.0%	56	47	- 16.1%
Days on Market Until Sale	37	54	+ 45.9%	23	49	+ 113.0%
Median Sales Price*	\$237,500	\$269,950	+ 13.7%	\$245,993	\$269,900	+ 9.7%
Average Sales Price*	\$224,872	\$259,037	+ 15.2%	\$234,703	\$244,444	+ 4.2%
Percent of List Price Received*	95.8%	95.4%	- 0.4%	99.2%	96.8%	- 2.4%
Inventory of Homes for Sale	32	105	+ 228.1%	—	—	—
Months Supply of Inventory	0.8	2.7	+ 237.5%	—	—	—

Townhouse-Condo	February			Year to Date		
Key Metrics	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	0	0	—	0	0	—
Pending Sales	0	0	—	0	0	—
Closed Sales	0	0	—	1	0	- 100.0%
Days on Market Until Sale	—	—	—	43	—	—
Median Sales Price*	—	—	—	\$219,000	—	—
Average Sales Price*	—	—	—	\$219,000	—	—
Percent of List Price Received*	—	—	—	99.6%	—	—
Inventory of Homes for Sale	0	0	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

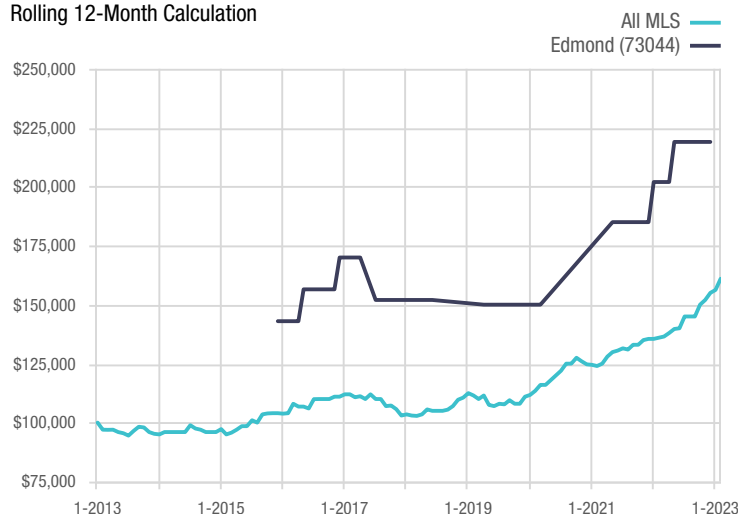
Median Sales Price - Single Family

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.