

Local Market Update – April 2023

A FREE RESEARCH TOOL FROM MLSOK



Edmond (City)

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

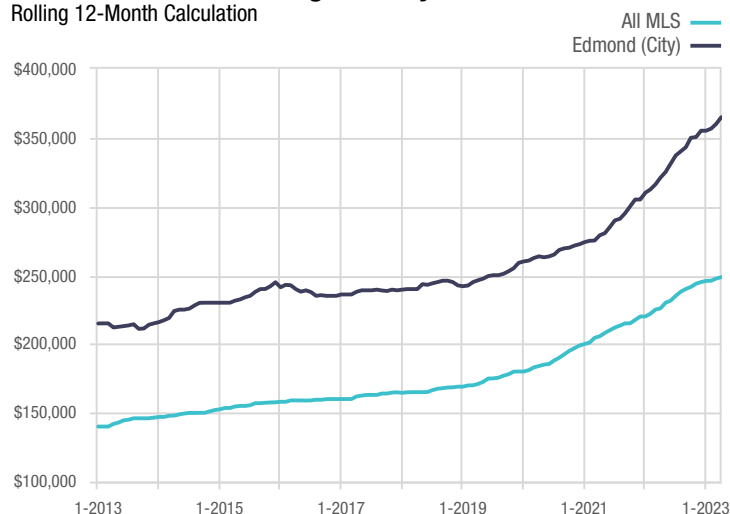
Single Family	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	498	403	- 19.1%	1,496	1,417	- 5.3%
Pending Sales	400	372	- 7.0%	1,424	1,175	- 17.5%
Closed Sales	378	240	- 36.5%	1,196	898	- 24.9%
Days on Market Until Sale	16	49	+ 206.3%	20	45	+ 125.0%
Median Sales Price*	\$346,000	\$378,950	+ 9.5%	\$339,615	\$370,000	+ 8.9%
Average Sales Price*	\$404,396	\$426,337	+ 5.4%	\$396,822	\$432,246	+ 8.9%
Percent of List Price Received*	102.7%	99.2%	- 3.4%	101.9%	99.1%	- 2.7%
Inventory of Homes for Sale	316	577	+ 82.6%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

Townhouse-Condo	April			Year to Date		
Key Metrics	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	9	13	+ 44.4%	30	38	+ 26.7%
Pending Sales	8	8	0.0%	25	29	+ 16.0%
Closed Sales	12	13	+ 8.3%	23	20	- 13.0%
Days on Market Until Sale	25	18	- 28.0%	14	16	+ 14.3%
Median Sales Price*	\$212,250	\$199,000	- 6.2%	\$207,000	\$203,250	- 1.8%
Average Sales Price*	\$242,100	\$229,538	- 5.2%	\$222,135	\$234,270	+ 5.5%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	102.2%	99.6%	- 2.5%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

* 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.

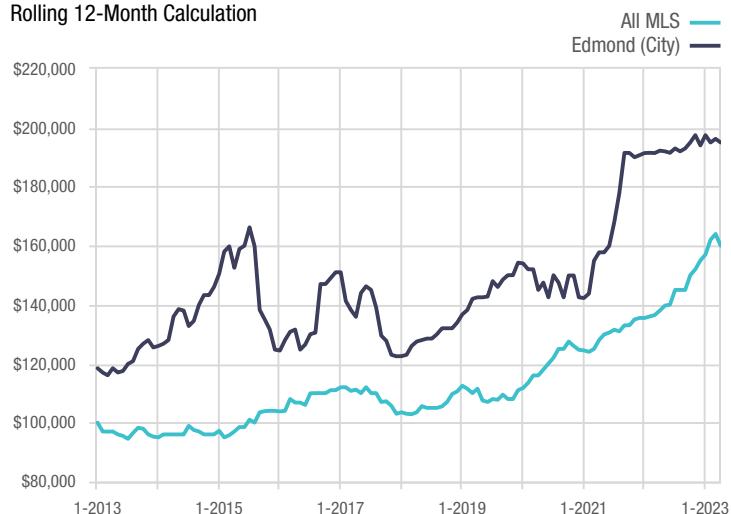
Median Sales Price - Single Family

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.