Local Market Update – May 2025

A FREE RESEARCH TOOL FROM MLSOK

Edmond (City)

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

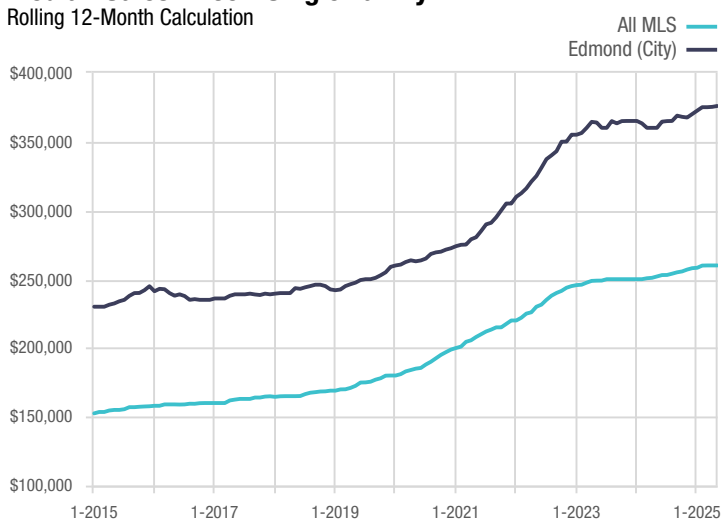
Single Family	May			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	397	**539**	+ 35.8%	1,824	**2,241**	+ 22.9%
Pending Sales	316	**347**	+ 9.8%	1,499	**1,588**	+ 5.9%
Closed Sales	345	**352**	+ 2.0%	1,355	**1,388**	+ 2.4%
Days on Market Until Sale	40	**42**	+ 5.0%	46	**51**	+ 10.9%
Median Sales Price*	$385,000	**$386,170**	+ 0.3%	$360,000	**$379,700**	+ 5.5%
Average Sales Price*	$441,776	**$468,797**	+ 6.1%	$422,312	**$447,729**	+ 6.0%
Percent of List Price Received*	99.3%	**98.8%**	- 0.5%	99.0%	**98.8%**	- 0.2%
Inventory of Homes for Sale	678	**1,028**	+ 51.6%	—	**—**	—
Months Supply of Inventory	2.5	**3.5**	+ 40.0%	—	**—**	—

Townhouse-Condo	May			Year to Date		
Key Metrics	**2024**	**2025**	**% Change**	**Thru 5-2024**	**Thru 5-2025**	**% Change**
New Listings	9	**6**	- 33.3%	37	**41**	+ 10.8%
Pending Sales	8	**4**	- 50.0%	36	**32**	- 11.1%
Closed Sales	14	**6**	- 57.1%	31	**27**	- 12.9%
Days on Market Until Sale	44	**56**	+ 27.3%	37	**53**	+ 43.2%
Median Sales Price*	$260,000	**$326,225**	+ 25.5%	$250,000	**$222,500**	- 11.0%
Average Sales Price*	$251,704	**$315,908**	+ 25.5%	$254,180	**$245,265**	- 3.5%
Percent of List Price Received*	98.1%	**99.2%**	+ 1.1%	97.6%	**98.3%**	+ 0.7%
Inventory of Homes for Sale	8	**18**	+ 125.0%	—	**—**	—
Months Supply of Inventory	1.2	**3.5**	+ 191.7%	—	**—**	—

* 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.

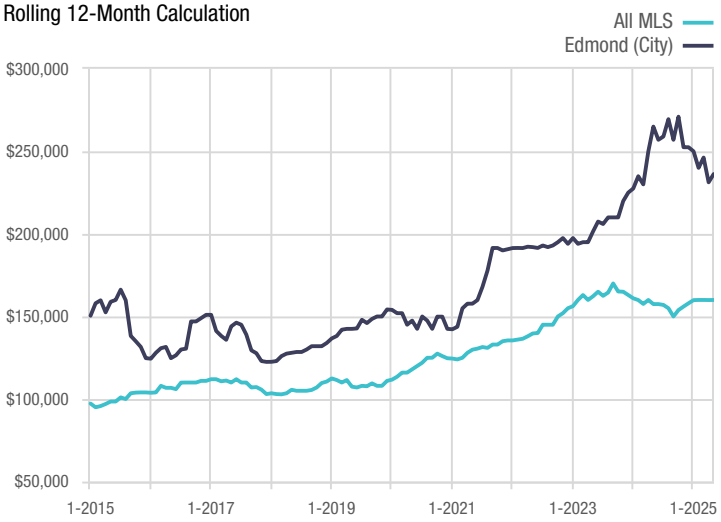
Median Sales Price - Single Family

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.

Current as of June 7, 2025. All data from MLSOK®. Report © 2025 ShowingTime Plus, LLC.