

Edmond 73003

ZIP code · OK · Oklahoma > Oklahoma County > Edmond

SELLER'S MARKET

\$278K

MEDIAN SALE PRICE

+15.3%

1-YR CHANGE

386

SALES (12 MO)

\$251K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

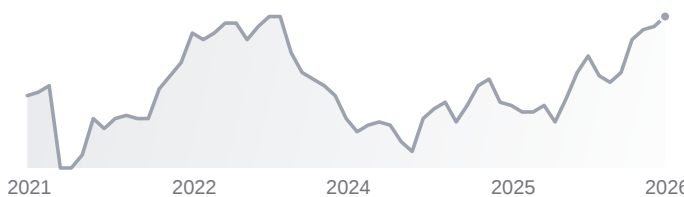
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

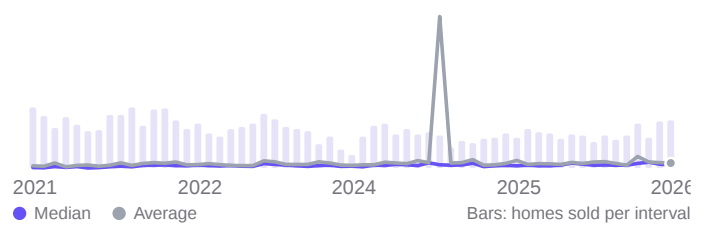
Market temperature (0-100)

78 / 100



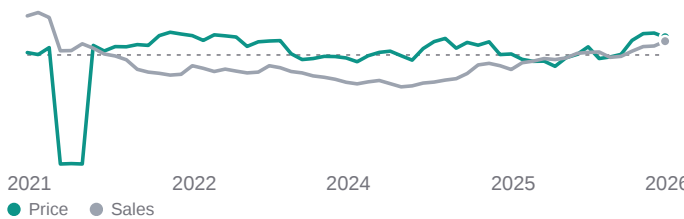
Sale prices

Median \$253K · Average \$293K



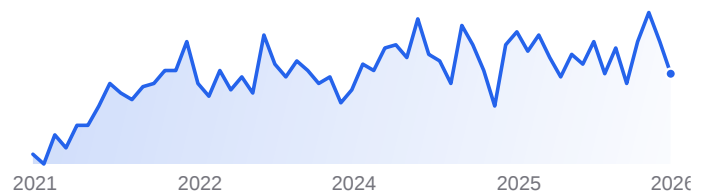
Growth (year over year)

Price +15.3% · Sales +11.9%



Price per square foot

\$150/ft²



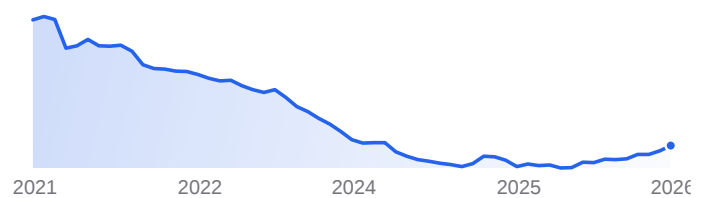
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

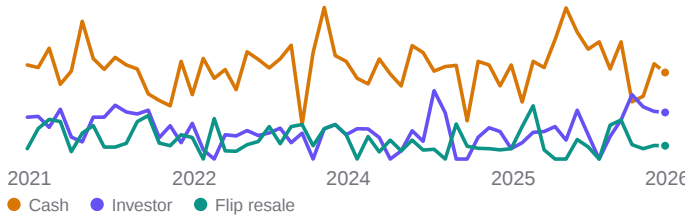
4.8%



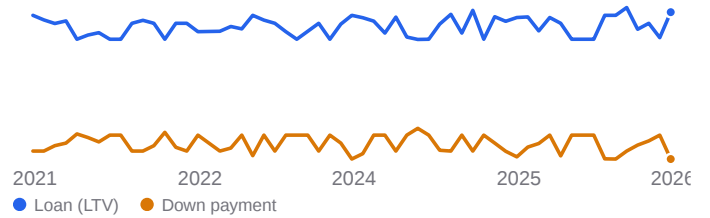
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 16% · Flip resale 4.5%

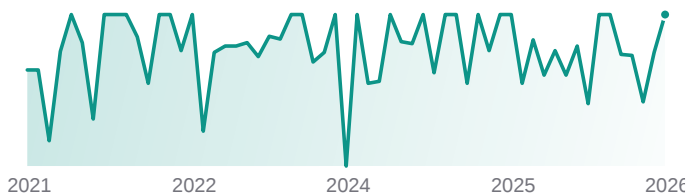


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



Sellers who sold at a gain

100%



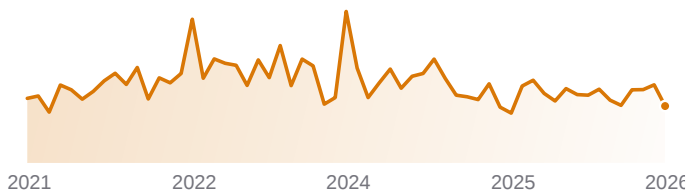
Typical hold before selling

7.7 yrs



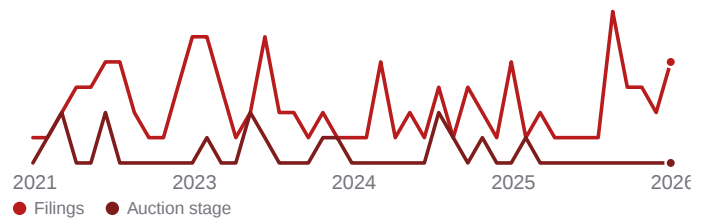
Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	8,010
Median value (AVM)	\$251K
Median size	1,659 ft²
Median bedrooms	3
Median year built	1991
Single family	90%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	32%
Median loan-to-value	48%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	23,592
Density	3,135 / mi²
Median household income	\$79K
Average household income	\$94K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	85
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	61°F
Annual precip	36 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.