

Edmond 73012

ZIP code · OK · Oklahoma > Oklahoma County > Edmond

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

870

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



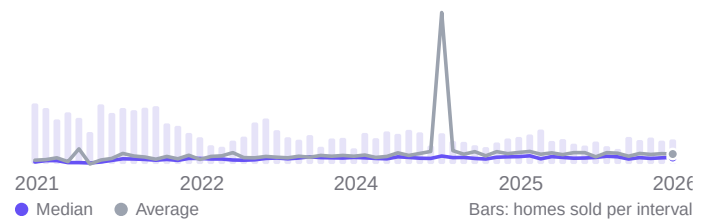
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$325K · Average \$380K

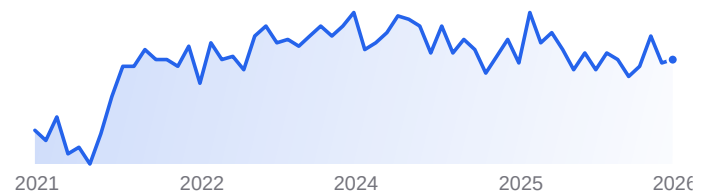
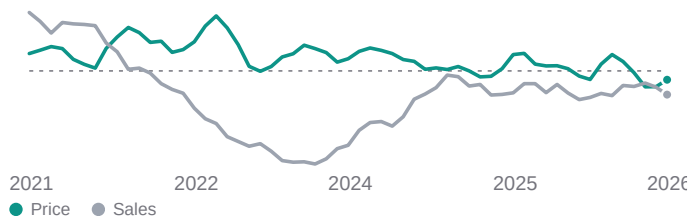


Growth (year over year)

Price -4.0% · Sales -10.8%

Price per square foot

\$163/ft²

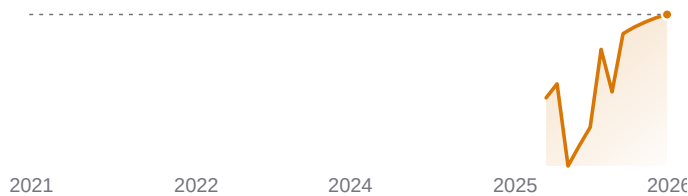


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

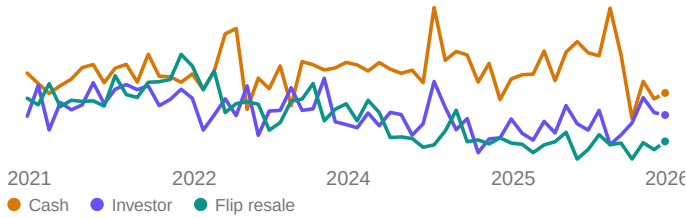
5.4%



BUYERS & OUTCOMES

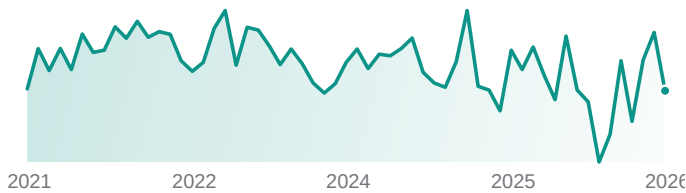
Buyer mix

Cash 19% · Investor 13% · Flip resale 5.0%



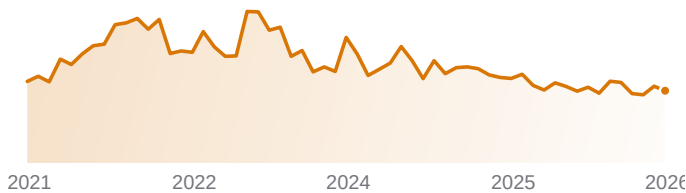
Sellers who sold at a gain

89%

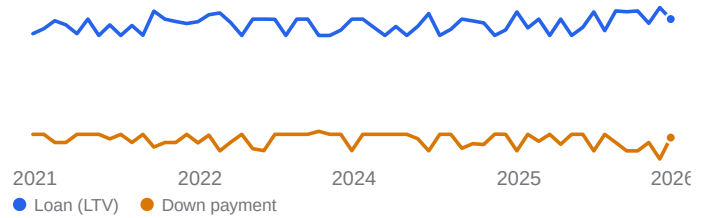


Median annualized return at resale

+3.6%

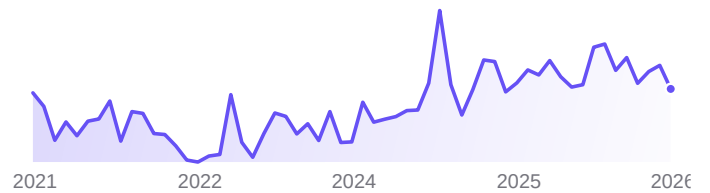


Financing (share of purchase price) Loan (LTV) 90% · Down payment 18%



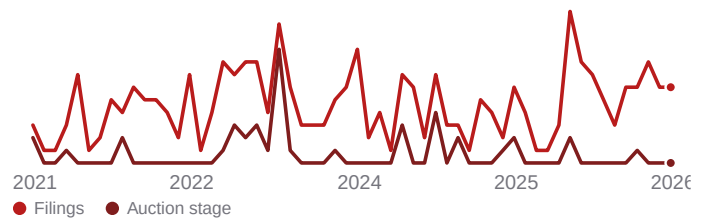
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 0



HOUSING STOCK

Homes	16,175
Median value (AVM)	\$324K
Median size	2,037 ft²
Median bedrooms	3
Median year built	2007
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	26%
Median loan-to-value	59%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	42,311
Density	1,213 / mi²
Median household income	\$120K
Average household income	\$146K
Crime index (US avg 100)	29
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	81
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	5.9%
Unemployment	1.2%
Average temp	61°F
Annual precip	35 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.