

Edmond 73013

ZIP code · OK · Oklahoma > Oklahoma County > Edmond

SELLER'S MARKET

\$319K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

1,059

SALES (12 MO)

\$324K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



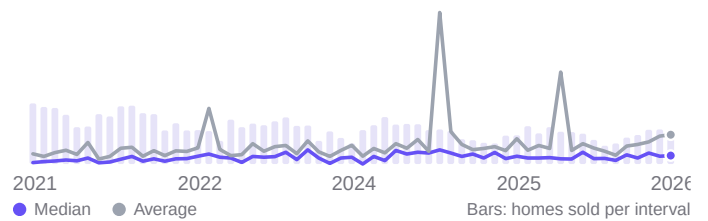
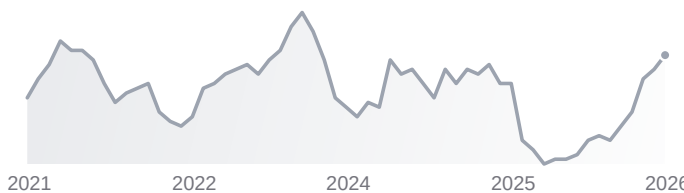
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$315K · Average \$443K

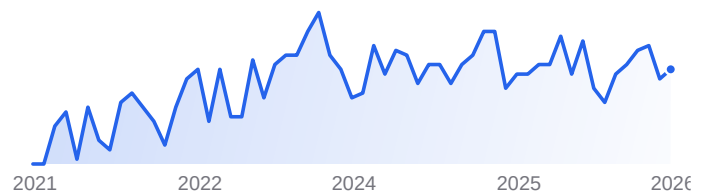
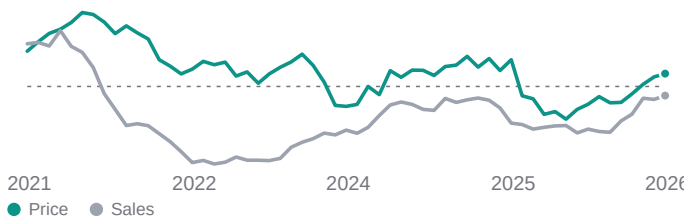


Growth (year over year)

Price +4.8% · Sales -3.4%

Price per square foot

\$160/ft²

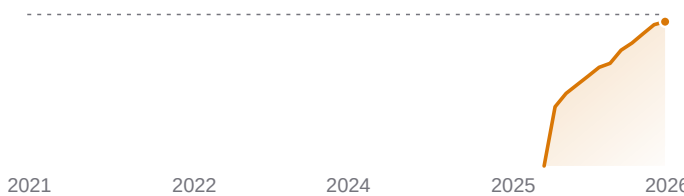


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

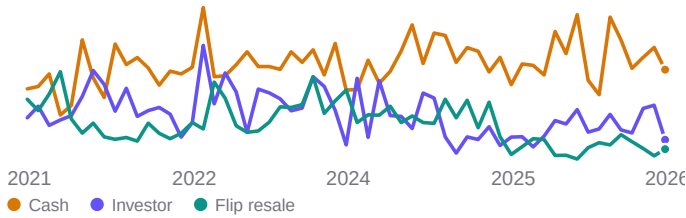
5.0%



BUYERS & OUTCOMES

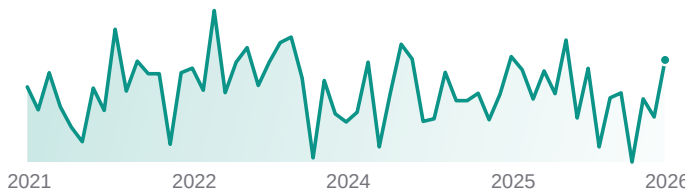
Buyer mix

Cash 24% · Investor 6.1% · Flip resale 3.7%



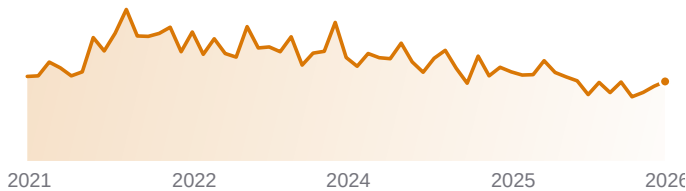
Sellers who sold at a gain

96%

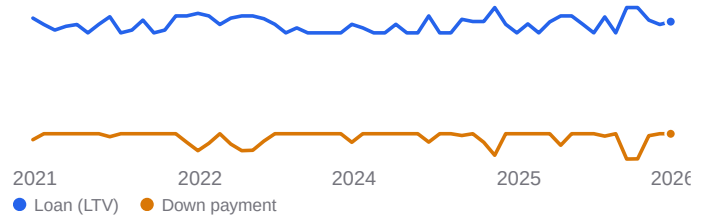


Median annualized return at resale

+3.9%

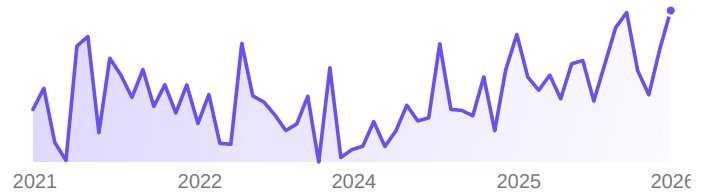


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



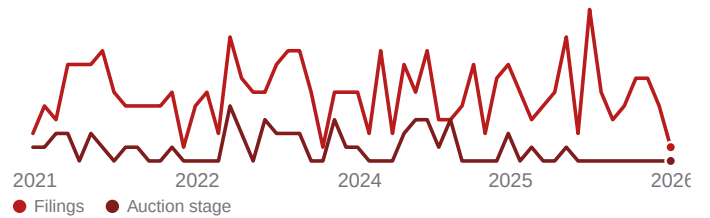
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	20,978
Median value (AVM)	\$324K
Median size	2,019 ft²
Median bedrooms	3
Median year built	2000
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	29%
Median loan-to-value	54%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	55,472
Density	1,688 / mi²
Median household income	\$109K
Average household income	\$140K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	78
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	6.0%
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.