

Edmond 73034

ZIP code · OK · Oklahoma > Oklahoma County > Edmond

BALANCED MARKET

\$437K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

856

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



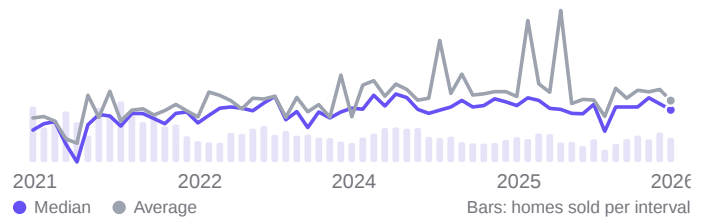
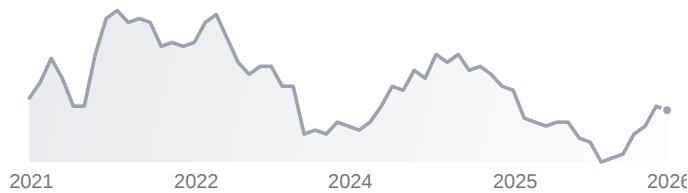
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$414K · Average \$449K

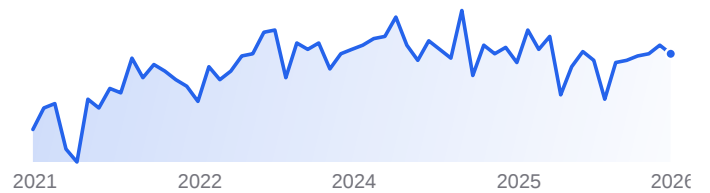
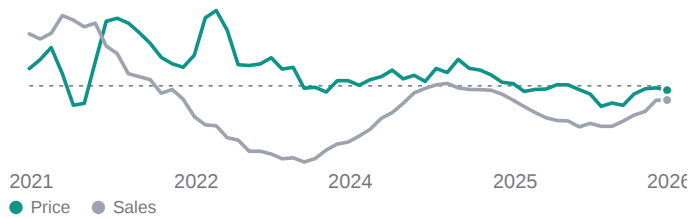


Growth (year over year)

Price -2.2% · Sales -7.3%

Price per square foot

\$180/ft²

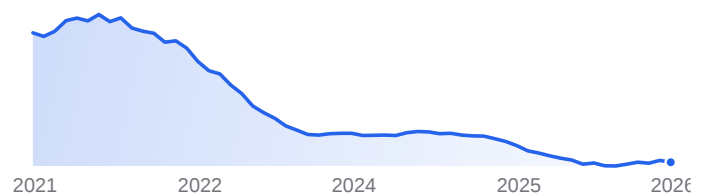
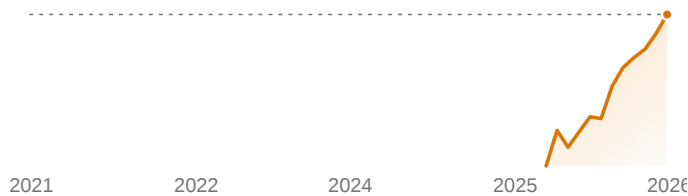


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

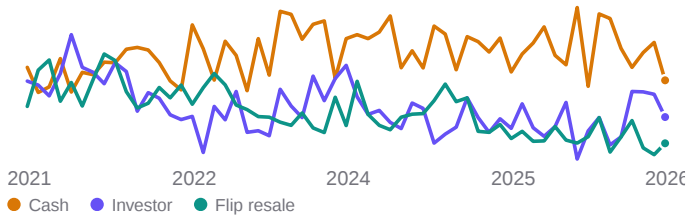
5.0%



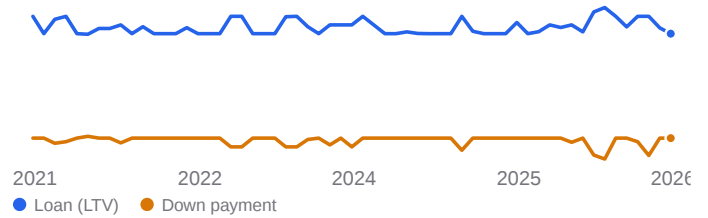
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 10% · Flip resale 3.8%

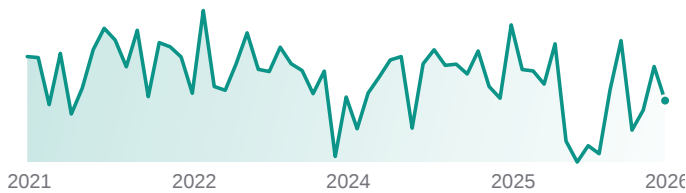


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



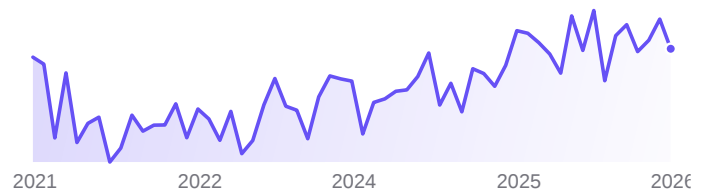
Sellers who sold at a gain

90%



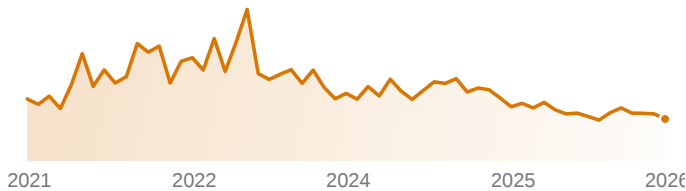
Typical hold before selling

5.2 yrs



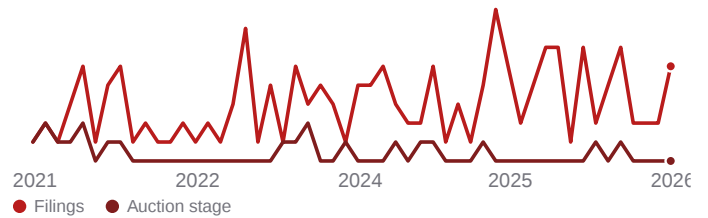
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	17,177
Median value (AVM)	\$439K
Median size	2,406 ft²
Median bedrooms	4
Median year built	1999
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.6%
Owner occupied	85%
Company owned	30%
Median loan-to-value	51%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	47,432
Density	914 / mi²
Median household income	\$107K
Average household income	\$134K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	78
Homes occupied	94%
Bachelor's or higher	36%
Poverty rate	8.8%
Unemployment	1.0%
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.