

Bison

Community · OK · Oklahoma > Garfield County

\$165K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

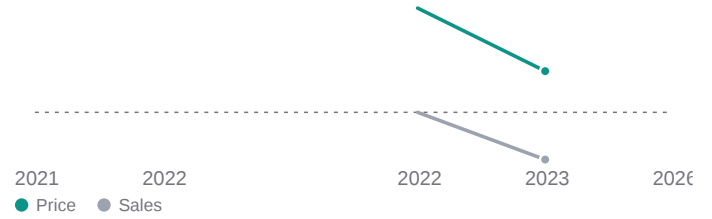
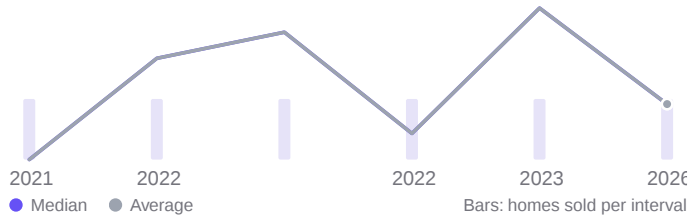
MARKET TRENDS (5 YEARS)

Sale prices

Median \$165K · Average \$165K

Growth (year over year)

Price +58.0% · Sales -66.7%



Price per square foot

\$110/ft²

Annual turnover (share of homes sold)

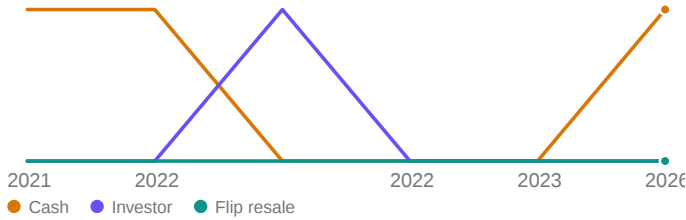
1.0%



BUYERS & OUTCOMES

Buyer mix

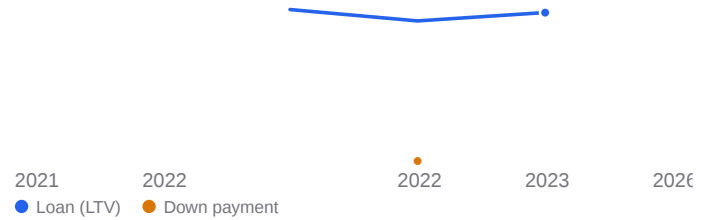
Cash 100% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

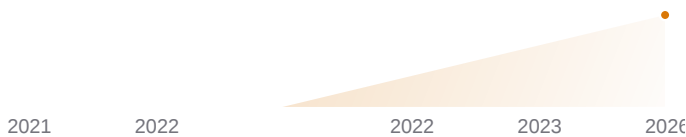
Financing (share of purchase price) Loan (LTV) 100% · Down payment 5.0%



Typical hold before selling

6.7 yrs

Median annualized return at resale +4.3%



HOUSING STOCK

Homes	103
Median value (AVM)	\$194K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1972
Single family	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.5%
Owner occupied	82%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	7
Density	6 / mi ²
Median household income	\$81K
Average household income	\$172K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	57
Homes occupied	85%
Bachelor's or higher	15%
Poverty rate	11.6%
Unemployment	1.2%
Average temp	60°F
Annual precip	33 in
Sunshine	62%

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