

Caddo County, OK

County · OK · Oklahoma

BUYER'S MARKET

\$90K

MEDIAN SALE PRICE

-26.8%

1-YR CHANGE

251

SALES (12 MO)

\$125K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



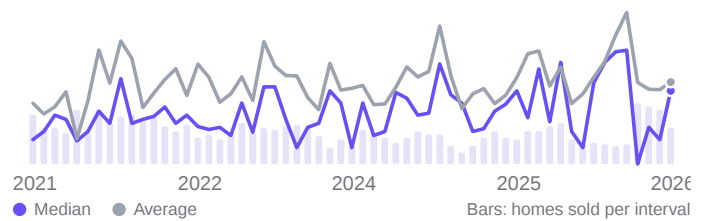
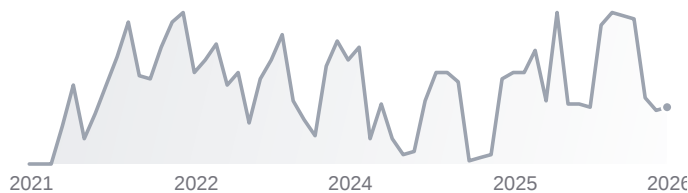
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$125K · Average \$136K

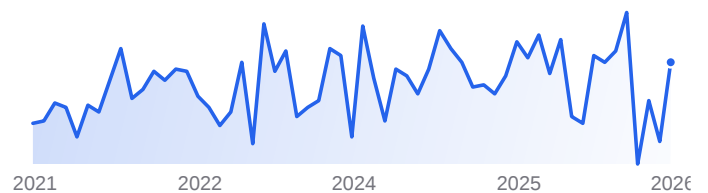
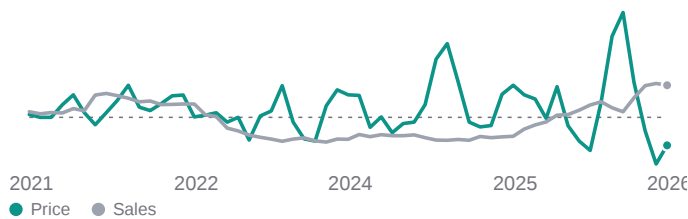


Growth (year over year)

Price -26.8% · Sales +30.7%

Price per square foot

\$80/ft²

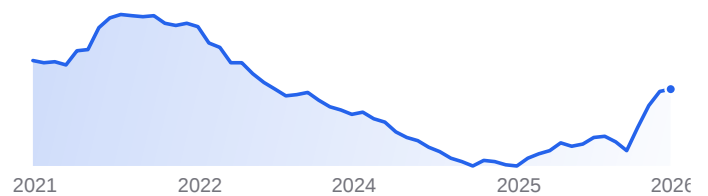
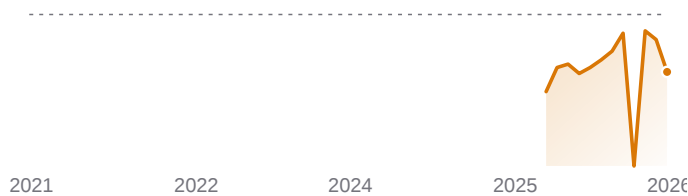


Sale premium vs estimated value

-14.0%

Annual turnover (share of homes sold)

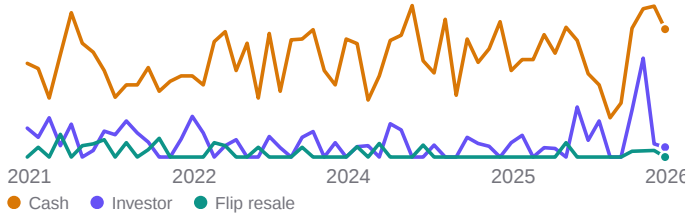
2.3%



BUYERS & OUTCOMES

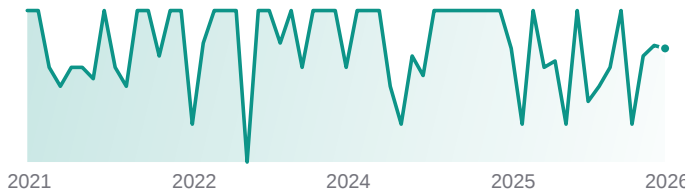
Buyer mix

Cash 59% · Investor 4.5% · Flip resale 0%



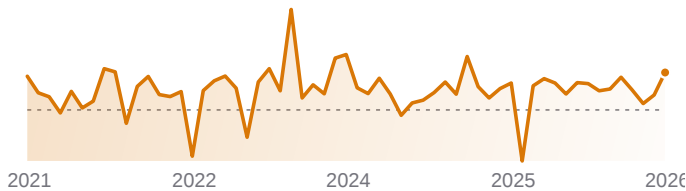
Sellers who sold at a gain

83%

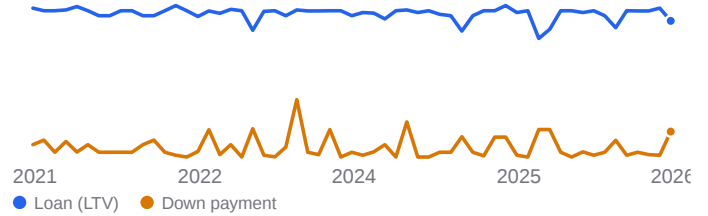


Median annualized return at resale

+12.1%



Financing (share of purchase price) Loan (LTV) 92% · Down payment 19%



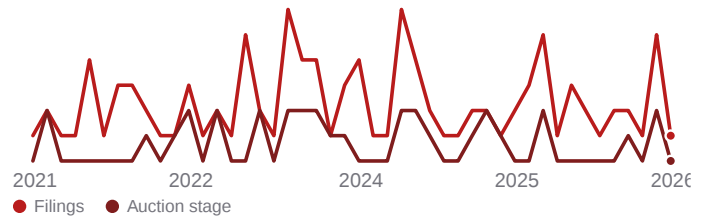
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	10,911
Median value (AVM)	\$125K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1967
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.8%
Owner occupied	67%
Company owned	17%
Median loan-to-value	0%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	26,483
Density	21 / mi²
Median household income	\$51K
Average household income	\$67K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	93
Homes occupied	82%
Bachelor's or higher	12%
Poverty rate	16.1%
Unemployment	1.1%
Average temp	61°F
Annual precip	32 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.