

# Canadian County, OK

County · OK · Oklahoma

BALANCED MARKET

**\$262K**

MEDIAN SALE PRICE

**+1.6%**

1-YR CHANGE

**2,692**

SALES (12 MO)

**\$261K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



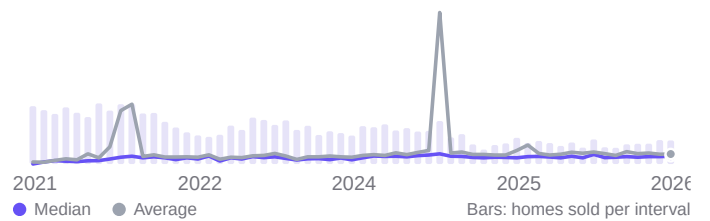
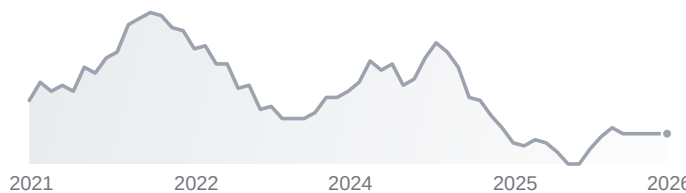
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$265K · Average \$284K

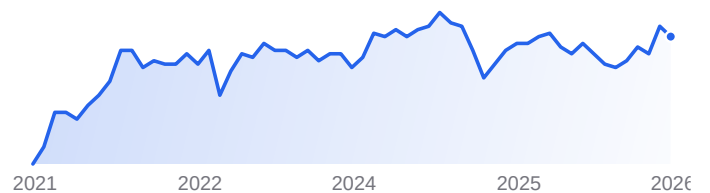
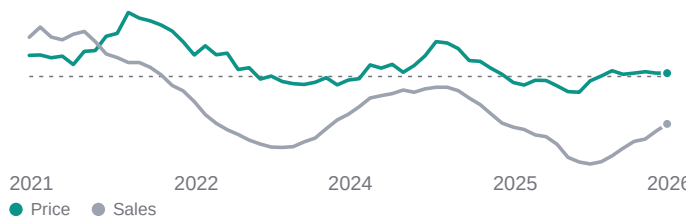


Growth (year over year)

Price +1.6% · Sales -21.6%

Price per square foot

\$160/ft<sup>2</sup>

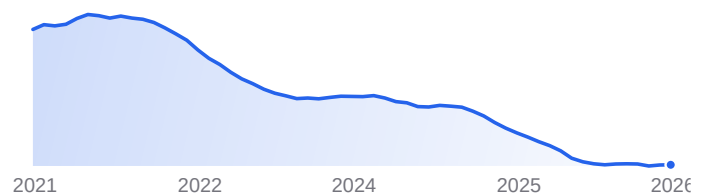
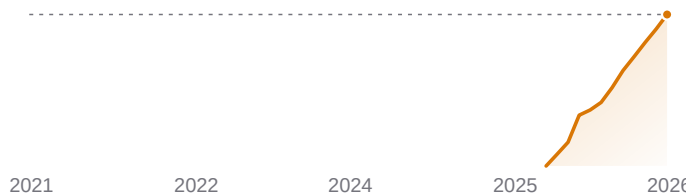


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

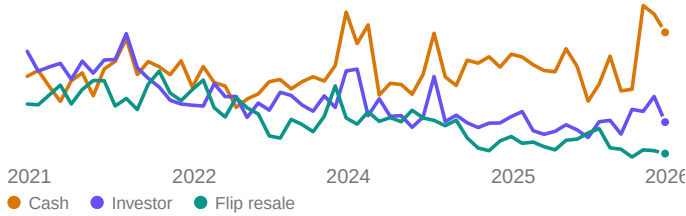
4.3%



## BUYERS & OUTCOMES

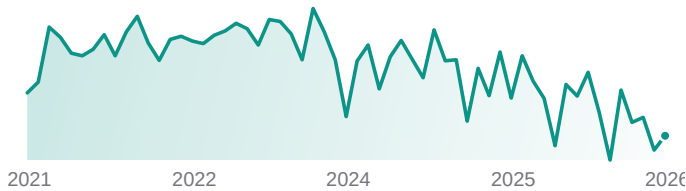
### Buyer mix

Cash 32% · Investor 11% · Flip resale 3.1%



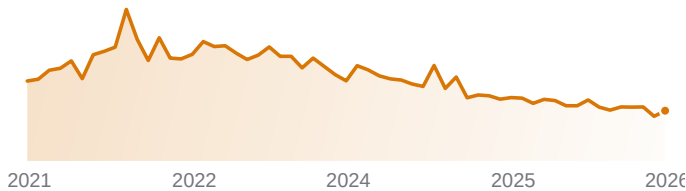
### Sellers who sold at a gain

83%

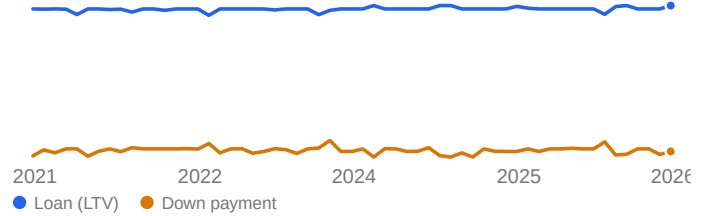


### Median annualized return at resale

+3.5%

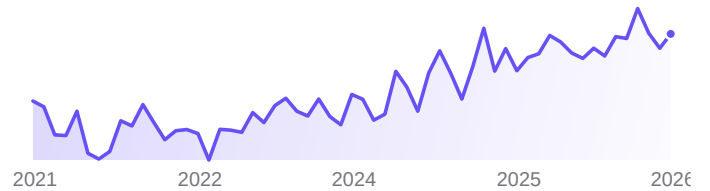


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 8.4%



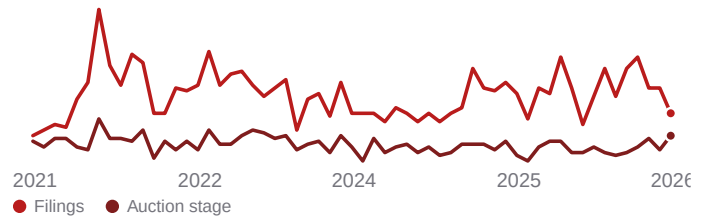
### Typical hold before selling

5.1 yrs



### Preforeclosure filings

Filings 17 · Auction stage 9



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 62,120    |
| Median value (AVM) | \$261K    |
| Median size        | 1,717 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2003      |
| Single family      | 94%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 44%     |
| Underwater (LTV 125% or more) | 1.6%    |
| Owner occupied                | 80%     |
| Company owned                 | 21%     |
| Median loan-to-value          | 57%     |
| Typical ownership tenure      | 6.5 yrs |

## COMMUNITY

|                                  |                  |
|----------------------------------|------------------|
| Population                       | <b>184,188</b>   |
| Density                          | <b>205 / mi²</b> |
| Median household income          | <b>\$83K</b>     |
| Average household income         | <b>\$101K</b>    |
| Crime index (US avg 100)         | <b>93</b>        |
| Air pollution index (US avg 100) | <b>82</b>        |
| Earthquake index (US avg 100)    | <b>93</b>        |
| Homes occupied                   | <b>95%</b>       |
| Bachelor's or higher             | <b>23%</b>       |
| Poverty rate                     | <b>8.0%</b>      |
| Unemployment                     | <b>0.9%</b>      |
| Average temp                     | <b>60°F</b>      |
| Annual precip                    | <b>35 in</b>     |
| Sunshine                         | <b>62%</b>       |

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.