

Cleveland County, OK

County · OK · Oklahoma

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

4,176

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



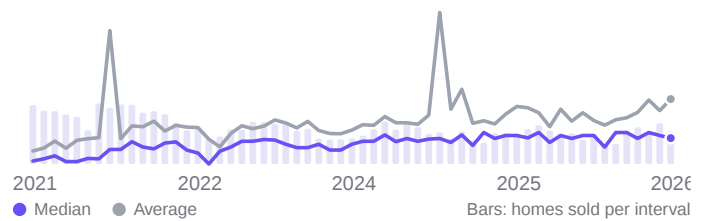
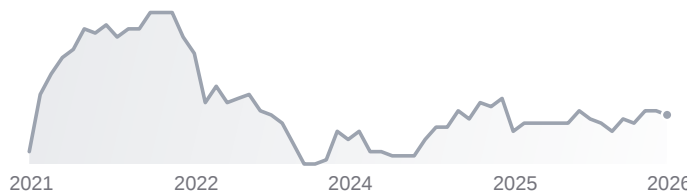
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$241K · Average \$308K

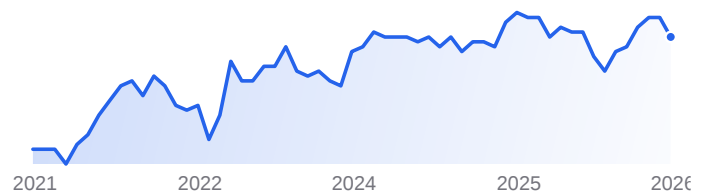
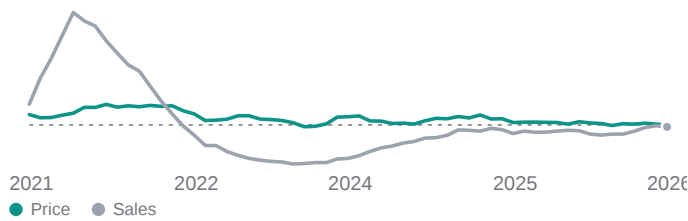


Growth (year over year)

Price -0.1% · Sales -1.6%

Price per square foot

\$152/ft²

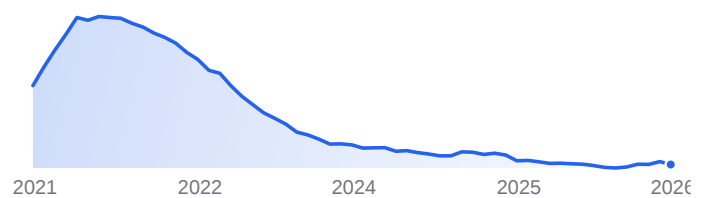
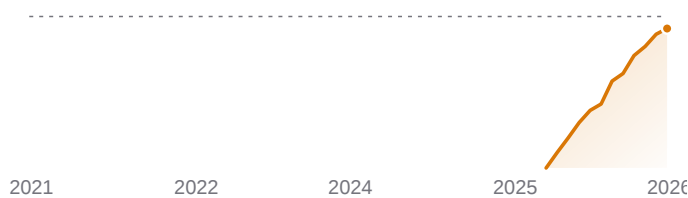


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

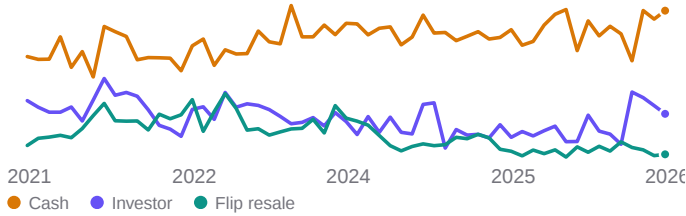
4.2%



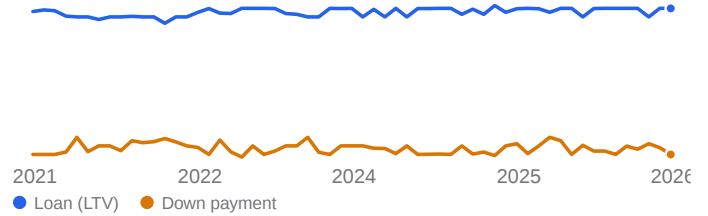
BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 13% · Flip resale 4.5%

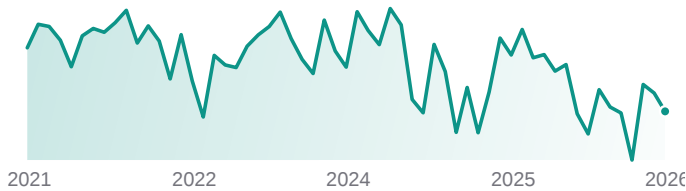


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



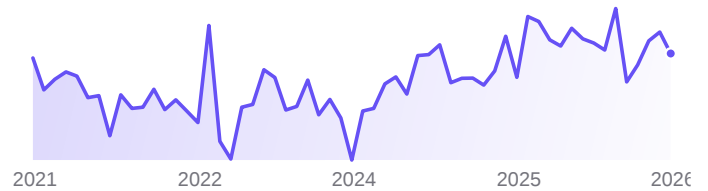
Sellers who sold at a gain

91%



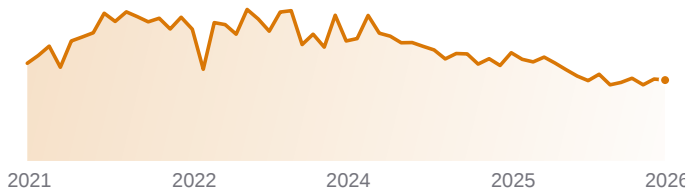
Typical hold before selling

5.3 yrs



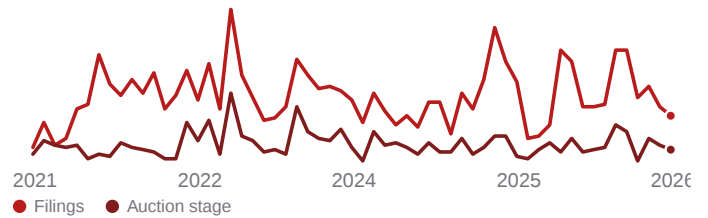
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 21 · Auction stage 6



HOUSING STOCK

Homes	99,862
Median value (AVM)	\$252K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1992
Single family	88%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	76%
Company owned	21%
Median loan-to-value	50%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	305,272
Density	567 / mi²
Median household income	\$73K
Average household income	\$96K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	85
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	12.9%
Unemployment	0.9%
Average temp	61°F
Annual precip	38 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.