

Cotton County, OK

County · OK · Oklahoma

SELLER'S MARKET

\$192K

MEDIAN SALE PRICE

+202.4%

1-YR CHANGE

68

SALES (12 MO)

\$119K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

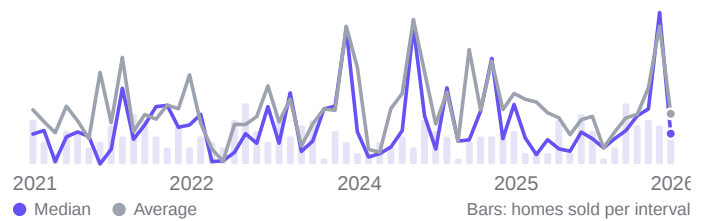
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$86K · Average \$129K

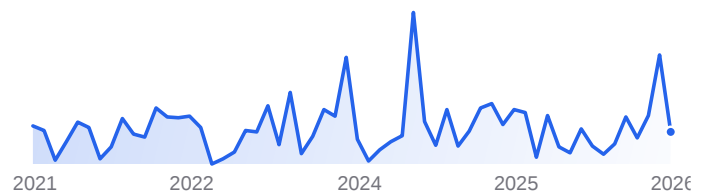
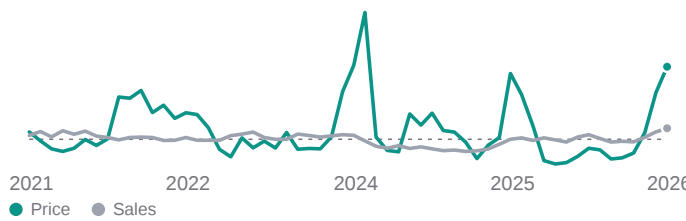


Growth (year over year)

Price +202.4% · Sales +30.8%

Price per square foot

\$57/ft²

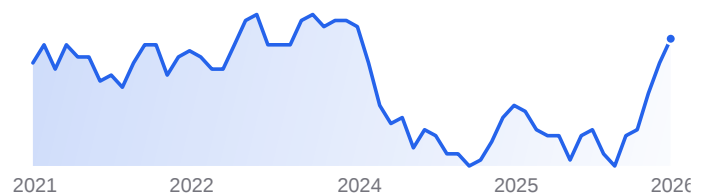


Sale premium vs estimated value

-24.9%

Annual turnover (share of homes sold)

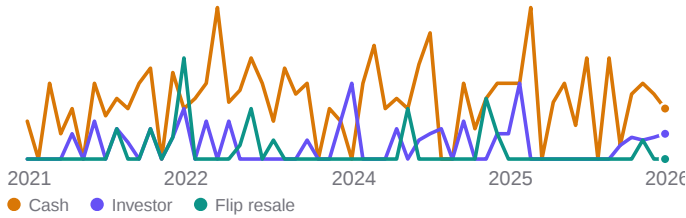
2.5%



BUYERS & OUTCOMES

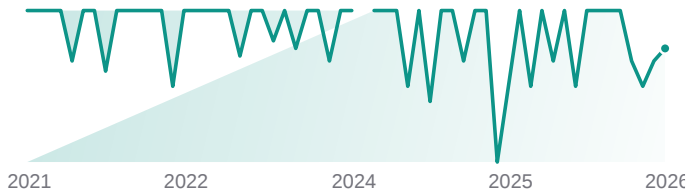
Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



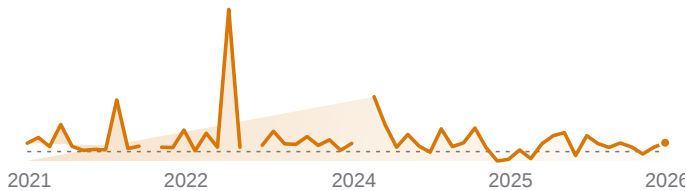
Sellers who sold at a gain

75%

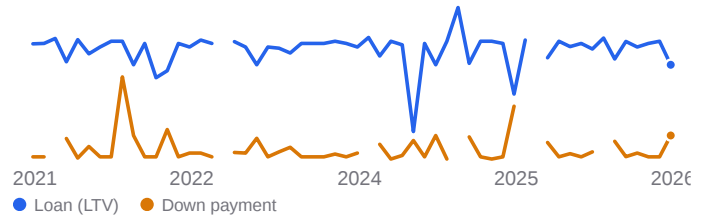


Median annualized return at resale

+6.2%

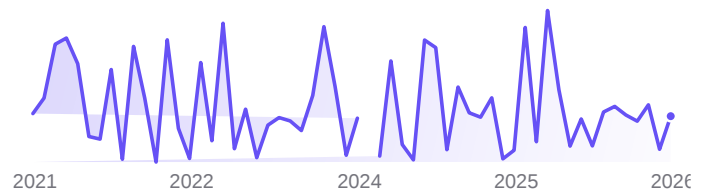


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



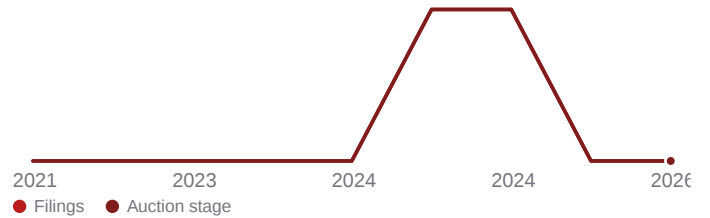
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,752
Median value (AVM)	\$119K
Median size	1,458 ft²
Median bedrooms	3
Median year built	1968
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	3.6%
Owner occupied	61%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	22.2 yrs

COMMUNITY

Population	5,538
Density	9 / mi²
Median household income	\$60K
Average household income	\$80K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	51
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	24.8%
Unemployment	0.7%
Average temp	63°F
Annual precip	33 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.