

Custer County, OK

County · OK · Oklahoma

\$193K

MEDIAN SALE PRICE

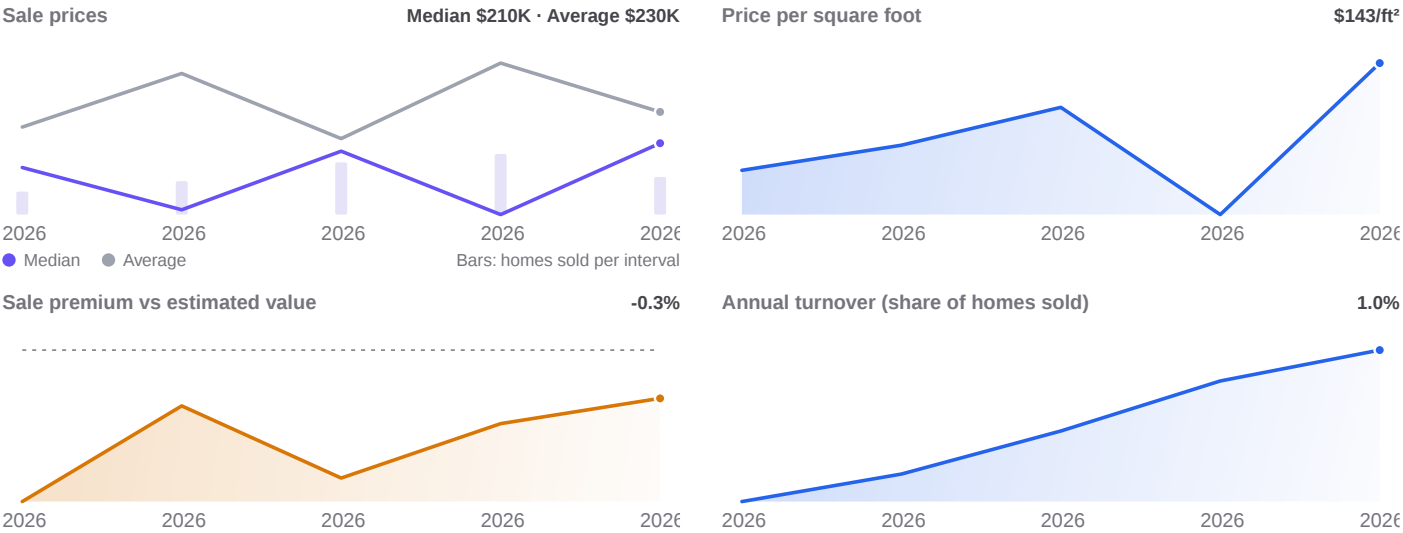
99

SALES (12 MO)

\$170K

MEDIAN VALUE (AVM)

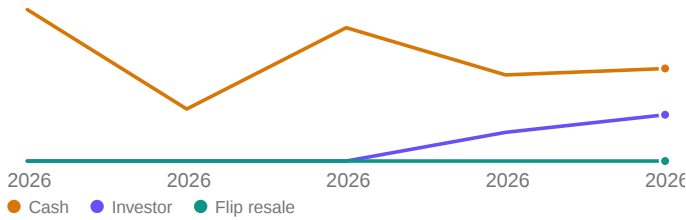
MARKET TRENDS (5 YEARS)



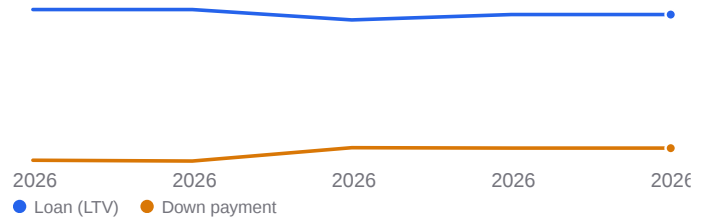
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 11% · Flip resale 0%

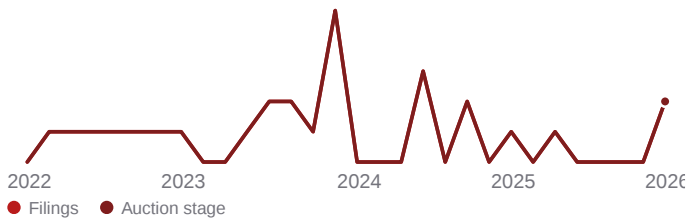


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,722
Median value (AVM)	\$170K
Median size	1,559 ft²
Median bedrooms	3
Median year built	1970
Single family	85%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.5%
Owner occupied	70%
Company owned	22%
Median loan-to-value	44%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	28,350
Density	29 / mi²
Median household income	\$62K
Average household income	\$79K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	63
Homes occupied	83%
Bachelor's or higher	22%
Poverty rate	14.8%
Unemployment	0.9%
Average temp	60°F
Annual precip	30 in
Sunshine	62%

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