

Delaware County, OK

County · OK · Oklahoma

BALANCED MARKET

\$300K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

780

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



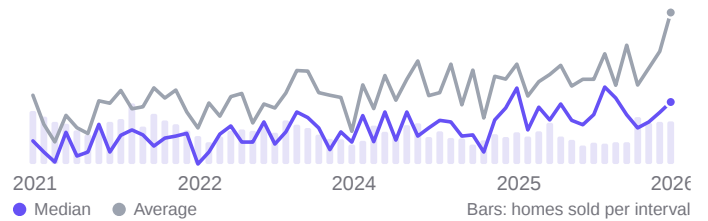
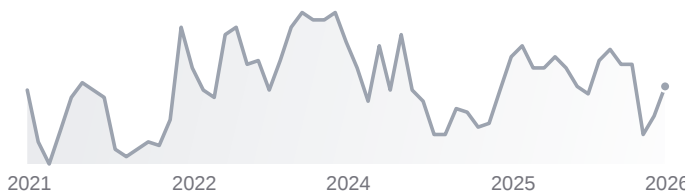
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$325K · Average \$549K

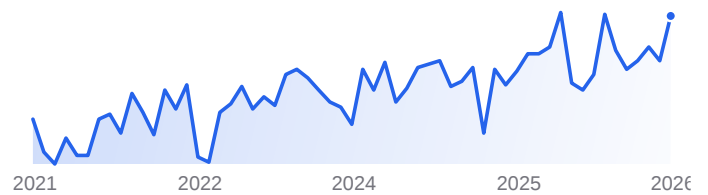
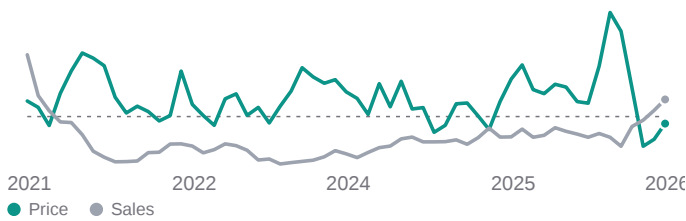


Growth (year over year)

Price -3.0% · Sales +7.4%

Price per square foot

\$209/ft²

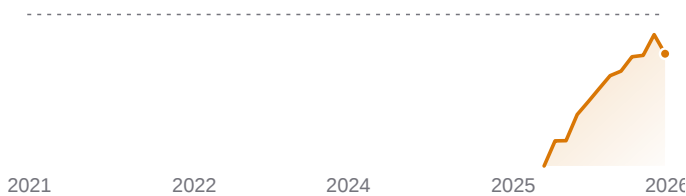


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

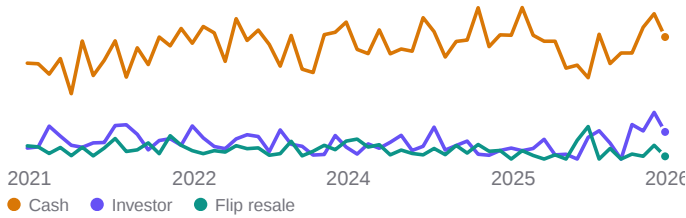
3.6%



BUYERS & OUTCOMES

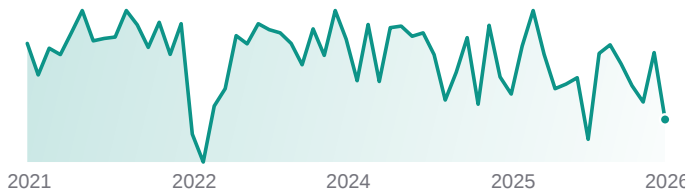
Buyer mix

Cash 50% · Investor 11% · Flip resale 1.1%



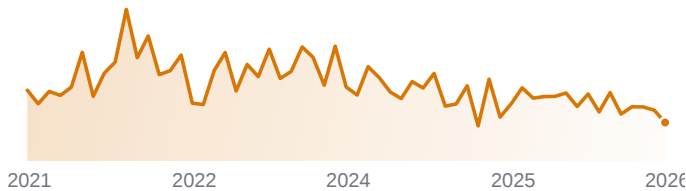
Sellers who sold at a gain

79%

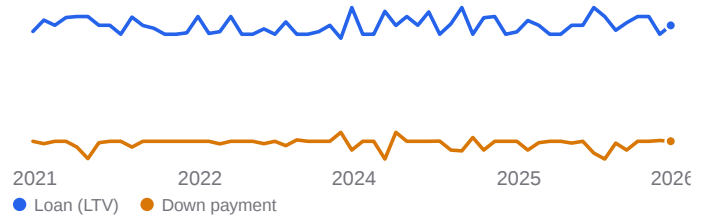


Median annualized return at resale

+5.1%

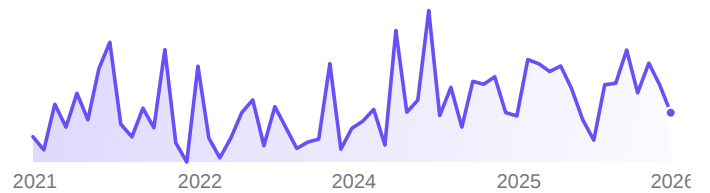


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	21,769
Median value (AVM)	\$308K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1995
Single family	66%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.7%
Owner occupied	58%
Company owned	29%
Median loan-to-value	13%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	42,084
Density	57 / mi²
Median household income	\$53K
Average household income	\$74K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	32
Homes occupied	73%
Bachelor's or higher	14%
Poverty rate	18.2%
Unemployment	1.0%
Average temp	59°F
Annual precip	46 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.