

Garfield County, OK

County · OK · Oklahoma

BALANCED MARKET

\$155K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

945

SALES (12 MO)

\$131K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

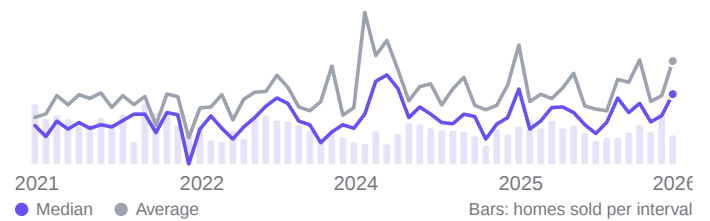
Market temperature (0–100)

57 / 100



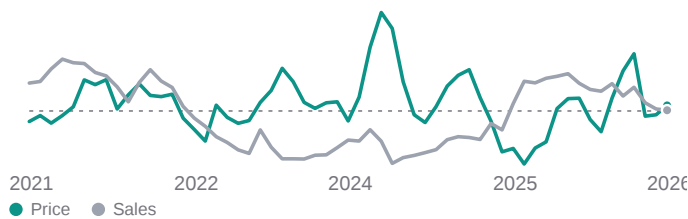
Sale prices

Median \$178K · Average \$224K



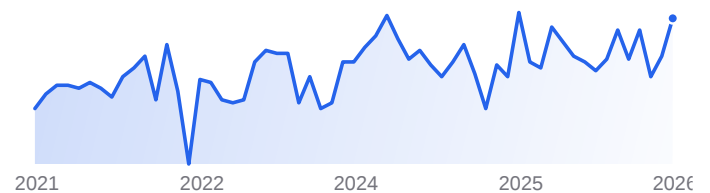
Growth (year over year)

Price +2.3% · Sales +0.3%



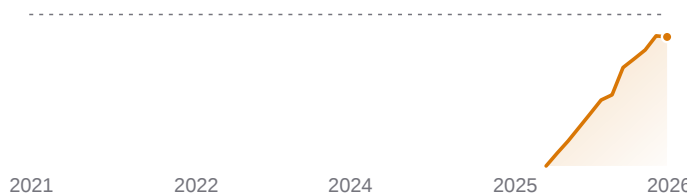
Price per square foot

\$116/ft²



Sale premium vs estimated value

-0.5%



Annual turnover (share of homes sold)

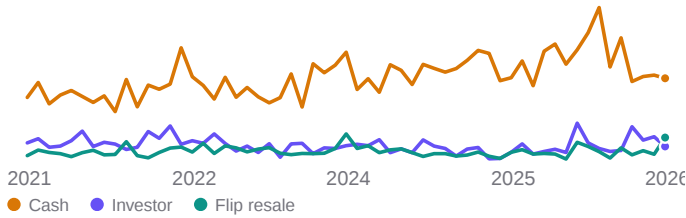
3.9%



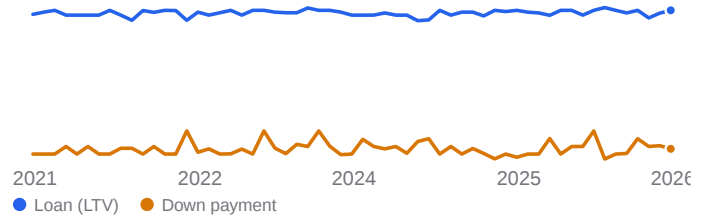
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 7.5% · Flip resale 12%

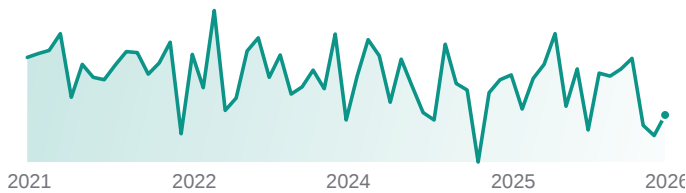


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



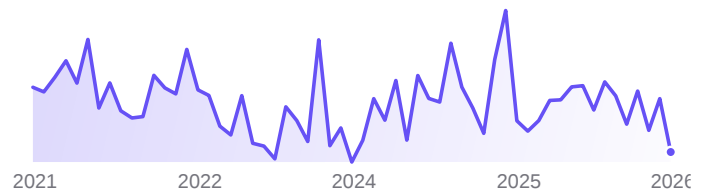
Sellers who sold at a gain

84%



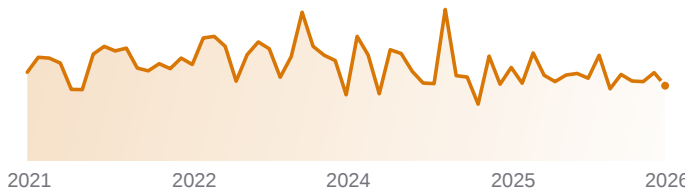
Typical hold before selling

3.6 yrs



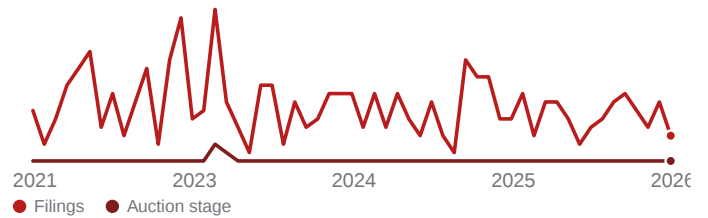
Median annualized return at resale

+3.0%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	23,955
Median value (AVM)	\$131K
Median size	1,421 ft²
Median bedrooms	3
Median year built	1964
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.5%
Owner occupied	69%
Company owned	21%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	62,185
Density	59 / mi²
Median household income	\$64K
Average household income	\$83K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	48
Homes occupied	87%
Bachelor's or higher	15%
Poverty rate	13.6%
Unemployment	0.9%
Average temp	60°F
Annual precip	34 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.