

Kay County, OK

County · OK · Oklahoma

BALANCED MARKET

\$125K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

696

SALES (12 MO)

\$112K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

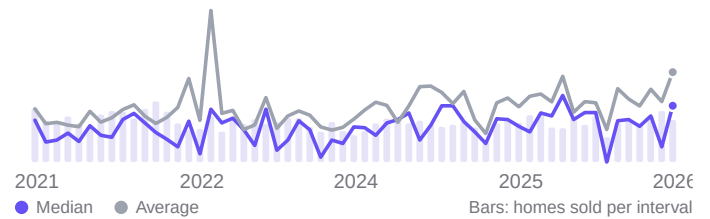
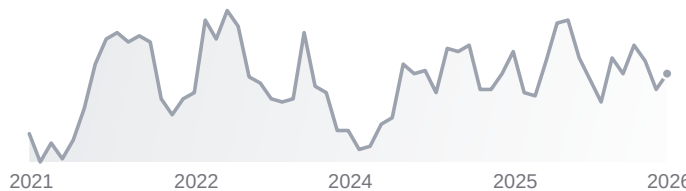
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$150K · Average \$199K

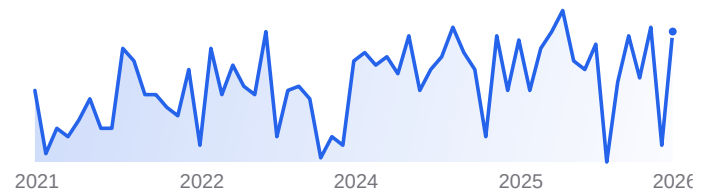
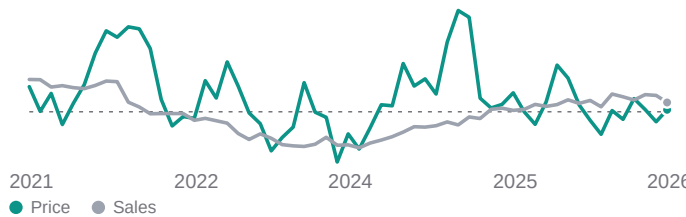


Growth (year over year)

Price +0.9% · Sales +4.3%

Price per square foot

\$95/ft²

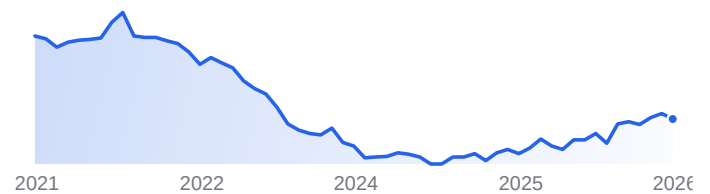


Sale premium vs estimated value

+5.6%

Annual turnover (share of homes sold)

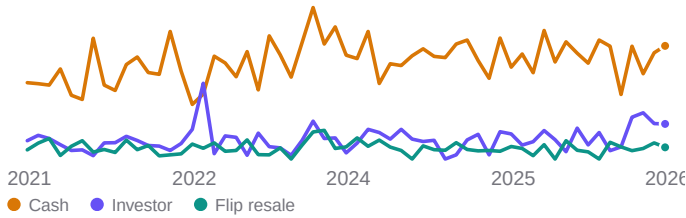
3.9%



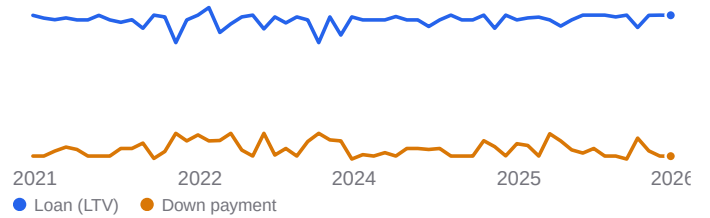
BUYERS & OUTCOMES

Buyer mix

Cash 48% · Investor 15% · Flip resale 4.9%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 4.9%



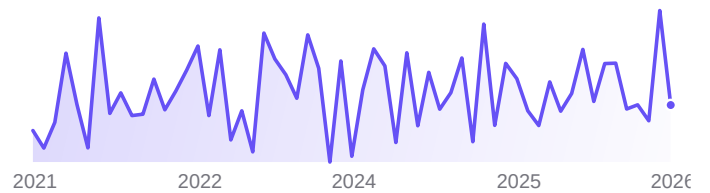
Sellers who sold at a gain

83%



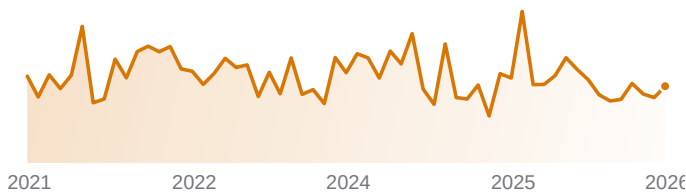
Typical hold before selling

5.0 yrs



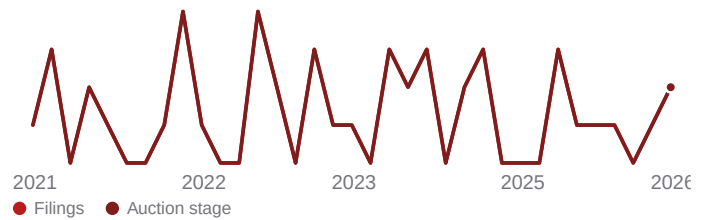
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	17,928
Median value (AVM)	\$112K
Median size	1,399 ft²
Median bedrooms	3
Median year built	1954
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.5%
Owner occupied	70%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	43,601
Density	47 / mi²
Median household income	\$54K
Average household income	\$73K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	31
Homes occupied	81%
Bachelor's or higher	13%
Poverty rate	15.1%
Unemployment	1.0%
Average temp	59°F
Annual precip	37 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.