

Lincoln County, OK

County · OK · Oklahoma

BALANCED MARKET

\$176K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

489

SALES (12 MO)

\$197K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



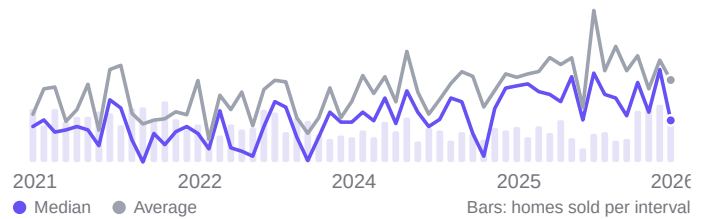
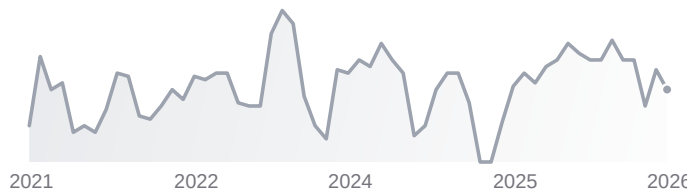
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$149K · Average \$205K

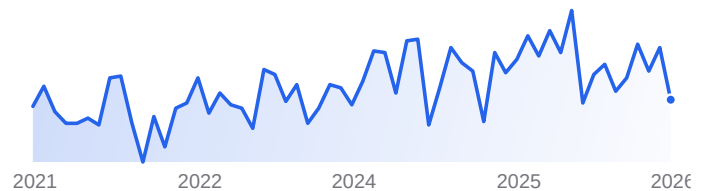
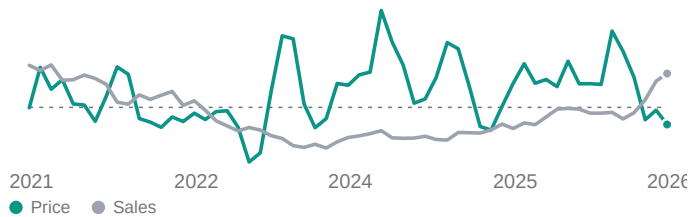


Growth (year over year)

Price -9.8% · Sales +19.6%

Price per square foot

\$99/ft²

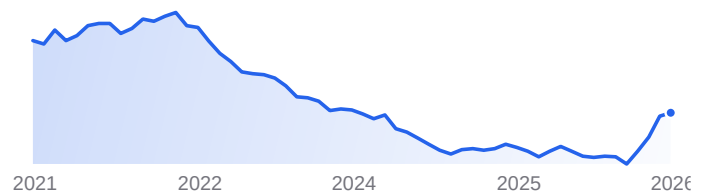
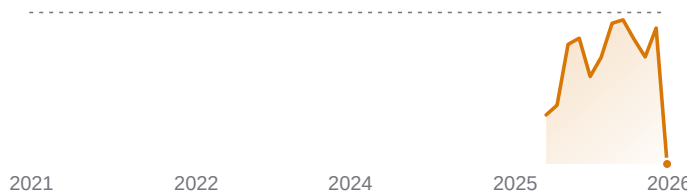


Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

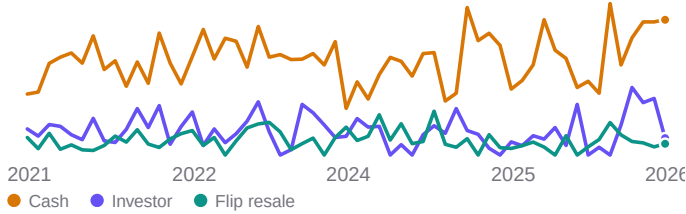
3.6%



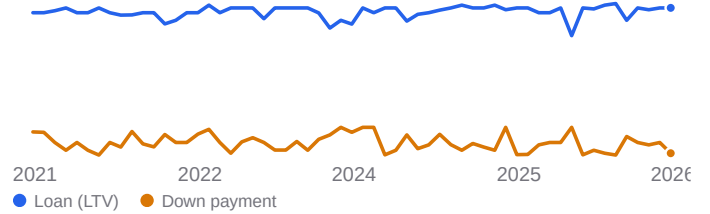
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 6.3% · Flip resale 4.2%

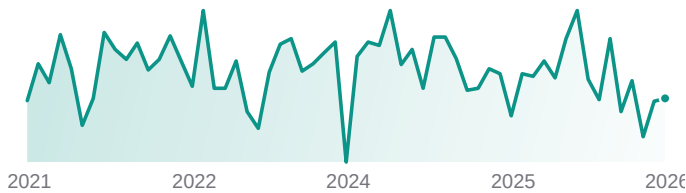


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



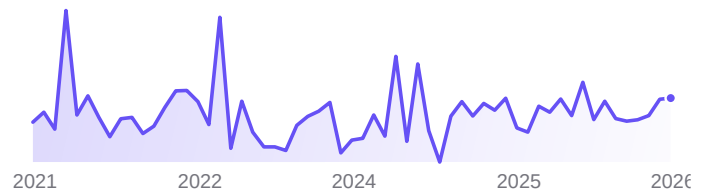
Sellers who sold at a gain

83%



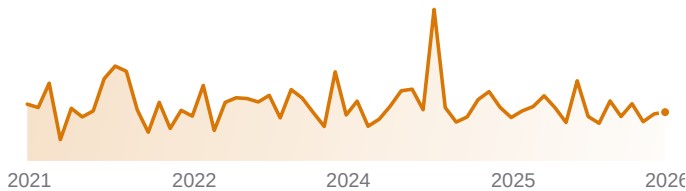
Typical hold before selling

5.2 yrs



Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	13,529
Median value (AVM)	\$197K
Median size	1,479 ft²
Median bedrooms	3
Median year built	1982
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.5%
Owner occupied	76%
Company owned	20%
Median loan-to-value	26%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	35,336
Density	37 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	53
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	14.3%
Unemployment	1.0%
Average temp	61°F
Annual precip	39 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.