

Washington County, OK

County · OK · Oklahoma

SELLER'S MARKET

\$201K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

956

SALES (12 MO)

\$172K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100



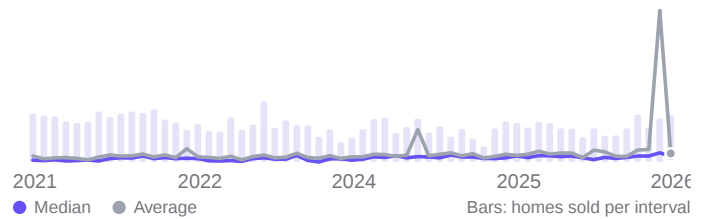
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

71 / 100

Sale prices

Median \$190K · Average \$217K

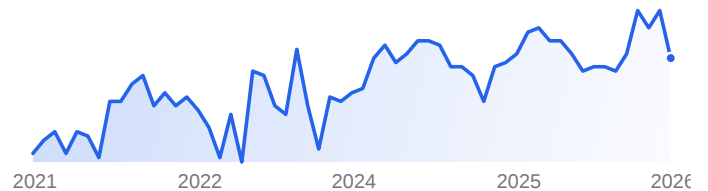
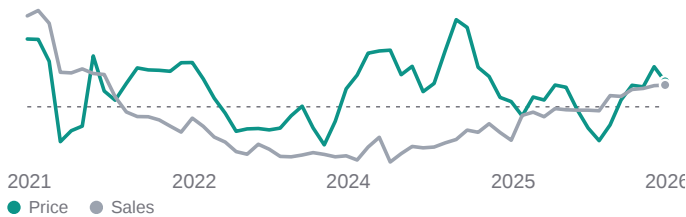


Growth (year over year)

Price +8.5% · Sales +7.3%

Price per square foot

\$108/ft²

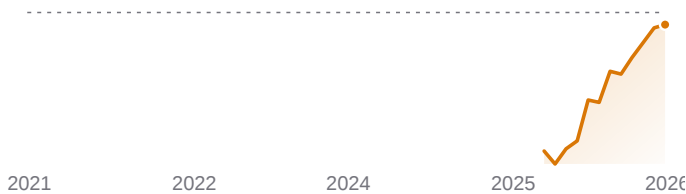


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

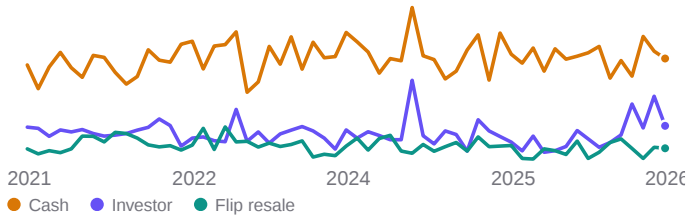
4.6%



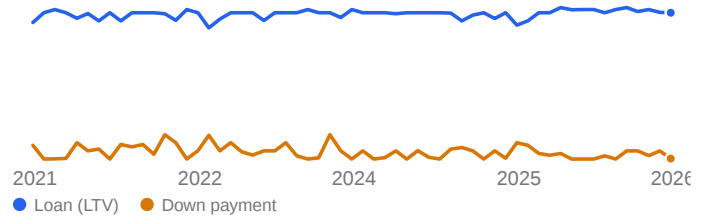
BUYERS & OUTCOMES

Buyer mix

Cash 35% · Investor 12% · Flip resale 4.7%

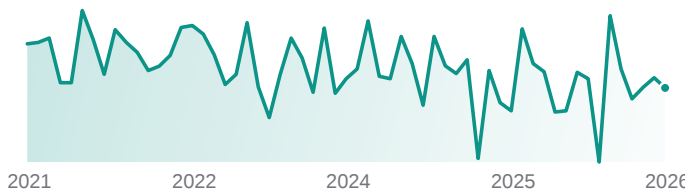


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.3%



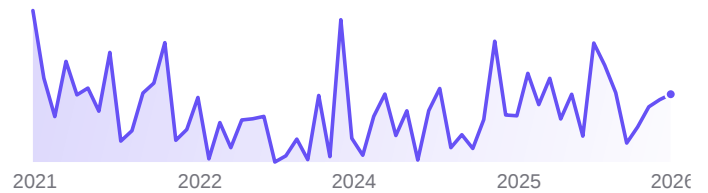
Sellers who sold at a gain

88%



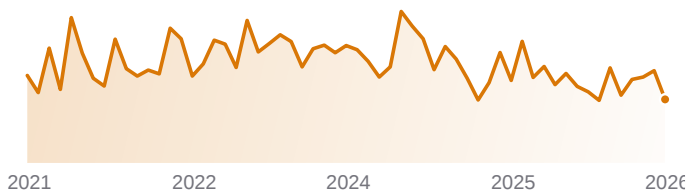
Typical hold before selling

5.4 yrs



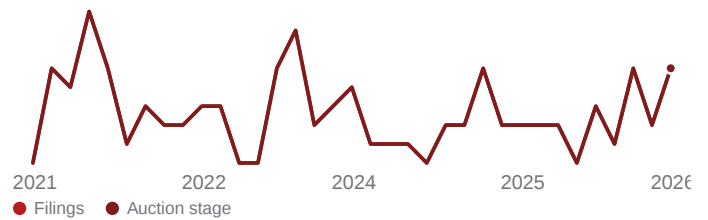
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	20,623
Median value (AVM)	\$172K
Median size	1,587 ft²
Median bedrooms	3
Median year built	1967
Single family	84%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	25%
Median loan-to-value	17%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	54,404
Density	131 / mi²
Median household income	\$59K
Average household income	\$83K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	27
Homes occupied	90%
Bachelor's or higher	23%
Poverty rate	13.8%
Unemployment	1.1%
Average temp	59°F
Annual precip	40 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.