

Washita County, OK

County · OK · Oklahoma

SELLER'S MARKET

\$252K

MEDIAN SALE PRICE

+74.5%

1-YR CHANGE

150

SALES (12 MO)

\$108K

MEDIAN VALUE (AVM)

Market temperature

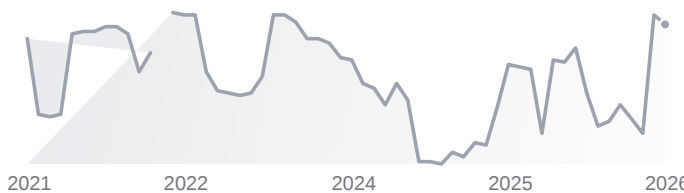
Seller's market · 68 / 100



MARKET TRENDS (5 YEARS)

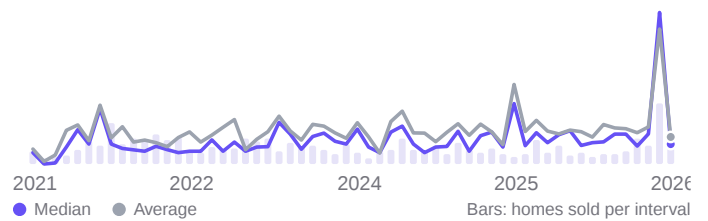
Market temperature (0–100)

68 / 100



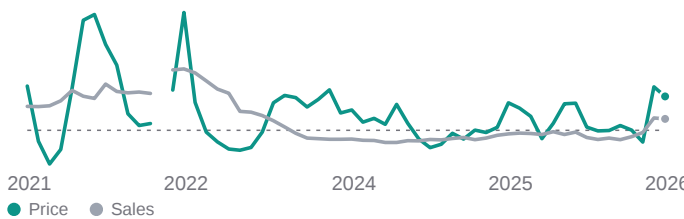
Sale prices

Median \$85K · Average \$110K



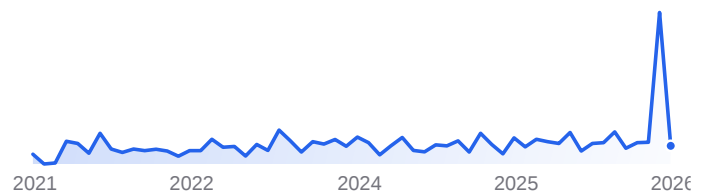
Growth (year over year)

Price +74.5% · Sales +25.0%



Price per square foot

\$62/ft²



Sale premium vs estimated value

-10.7%



Annual turnover (share of homes sold)

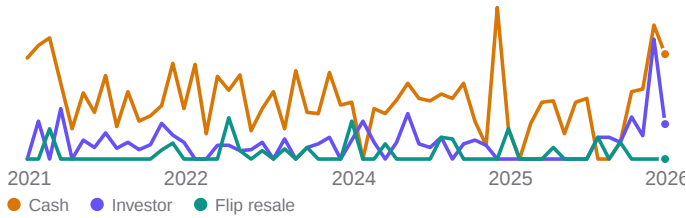
3.0%



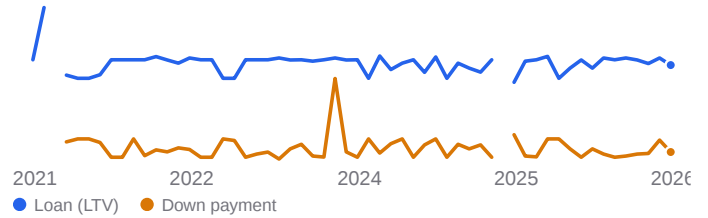
BUYERS & OUTCOMES

Buyer mix

Cash 69% · Investor 23% · Flip resale 0%

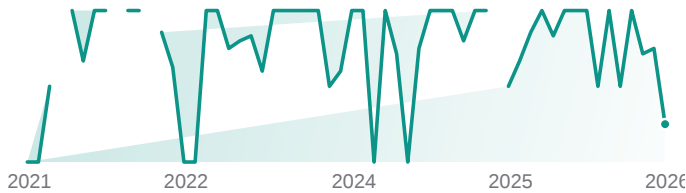


Financing (share of purchase price) Loan (LTV) 93% · Down payment 7.0%



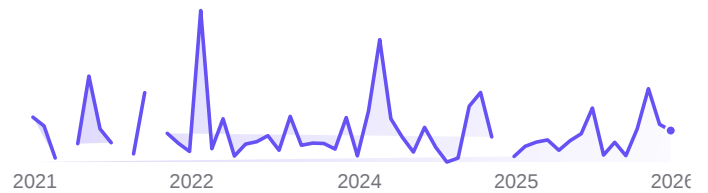
Sellers who sold at a gain

25%



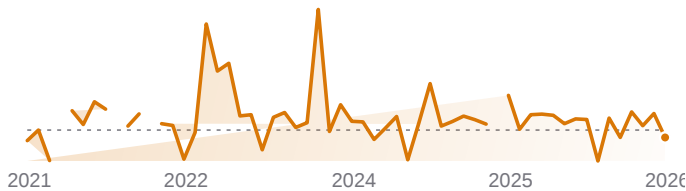
Typical hold before selling

3.8 yrs



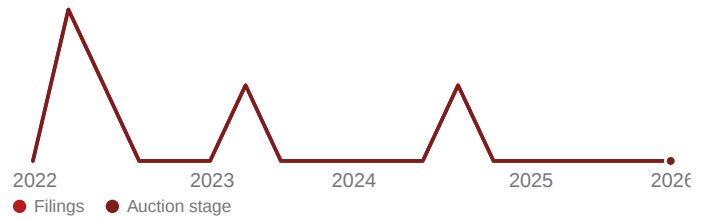
Median annualized return at resale

-4.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,047
Median value (AVM)	\$108K
Median size	1,487 ft²
Median bedrooms	3
Median year built	1958
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.9%
Owner occupied	61%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	23.3 yrs

COMMUNITY

Population	10,906
Density	11 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	61
Homes occupied	82%
Bachelor's or higher	14%
Poverty rate	13.1%
Unemployment	0.8%
Average temp	60°F
Annual precip	30 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.