

Woodward County, OK

County · OK · Oklahoma

BUYER'S MARKET

\$144K

MEDIAN SALE PRICE

-10.2%

1-YR CHANGE

246

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



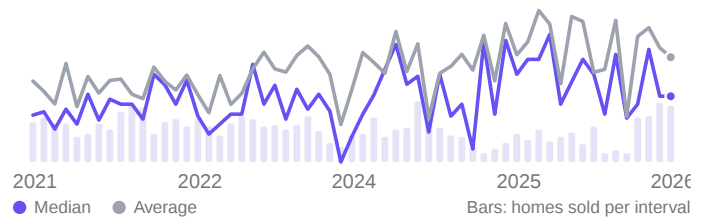
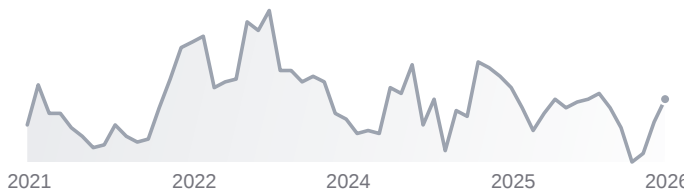
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$128K · Average \$167K

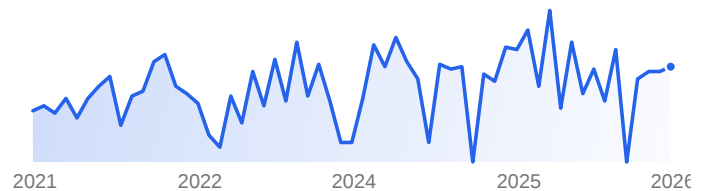
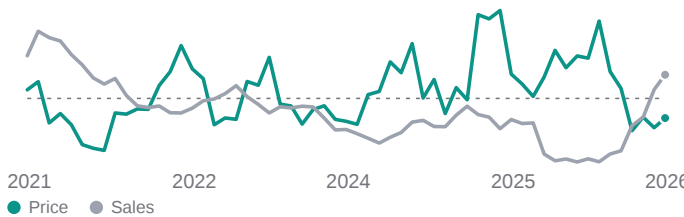


Growth (year over year)

Price -10.2% · Sales +12.3%

Price per square foot

\$93/ft²

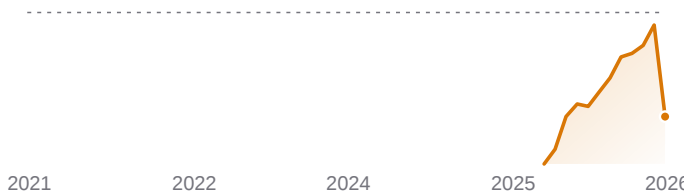


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

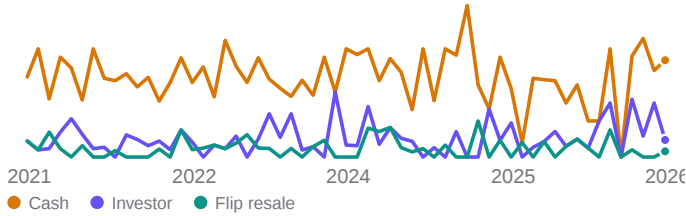
3.2%



BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 7.9% · Flip resale 2.6%



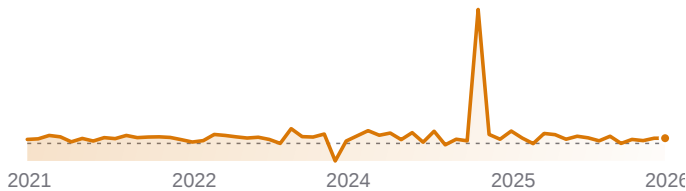
Sellers who sold at a gain

70%

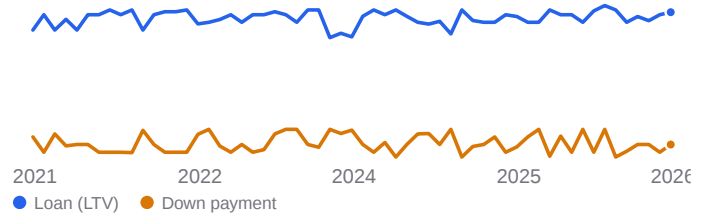


Median annualized return at resale

+2.0%

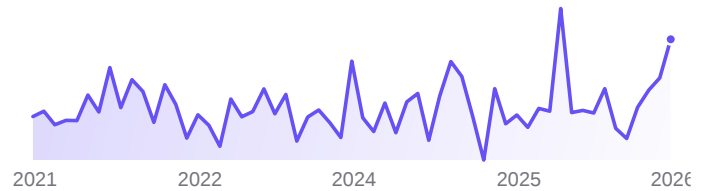


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



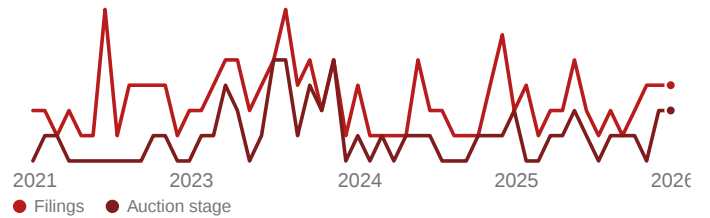
Typical hold before selling

11.2 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	7,641
Median value (AVM)	\$136K
Median size	1,464 ft²
Median bedrooms	3
Median year built	1972
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.5%
Owner occupied	67%
Company owned	20%
Median loan-to-value	44%
Typical ownership tenure	18.8 yrs

COMMUNITY

Population	20,005
Density	16 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	29
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	15.9%
Unemployment	0.9%
Average temp	58°F
Annual precip	26 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.