

Morrison

City · OK · Oklahoma > Noble County

STRONG BUYER'S MARKET

\$86K

MEDIAN SALE PRICE

-65.3%

1-YR CHANGE

12

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



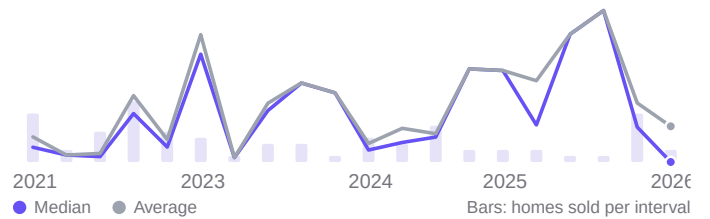
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

16 / 100

Sale prices

Median \$60K · Average \$143K

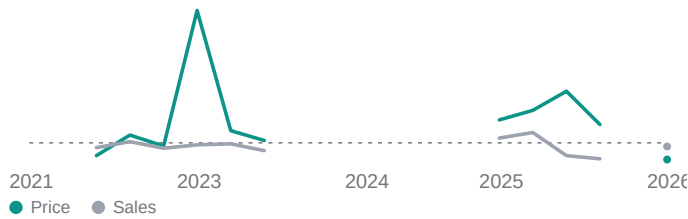


Growth (year over year)

Price -65.3% · Sales -14.3%

Price per square foot

\$29/ft²



Sale premium vs estimated value

+42.9%

Annual turnover (share of homes sold)

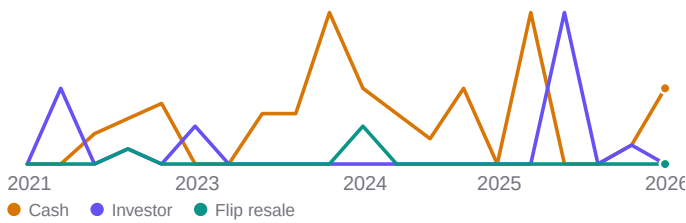
2.1%



BUYERS & OUTCOMES

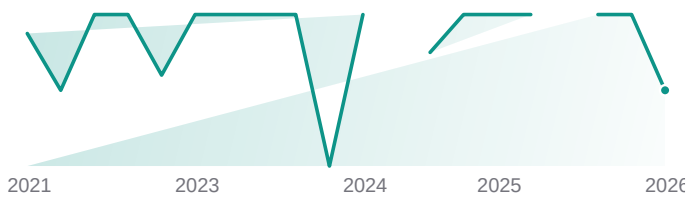
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



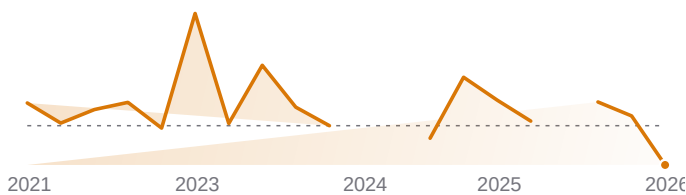
Sellers who sold at a gain

50%

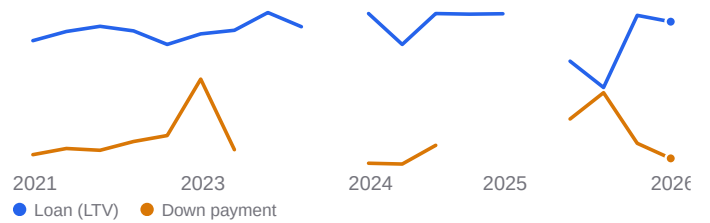


Median annualized return at resale

-10.5%

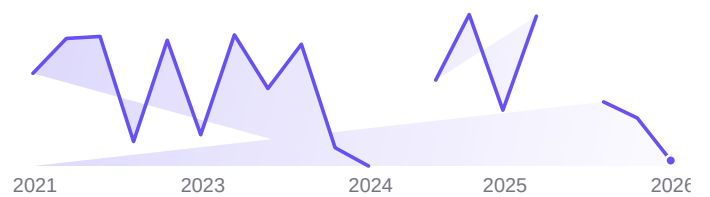


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

1.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	567
Median value (AVM)	\$211K
Median size	1,589 ft²
Median bedrooms	3
Median year built	1982
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.9%
Owner occupied	84%
Company owned	13%
Median loan-to-value	43%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	731
Density	524 / mi²
Median household income	\$78K
Average household income	\$96K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	35
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	11.2%
Unemployment	0.8%
Average temp	60°F
Annual precip	38 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.