

Amber 73004

ZIP code · OK · Oklahoma > Grady County > Amber

STRONG SELLER'S MARKET

\$370K

MEDIAN SALE PRICE

+97.9%

1-YR CHANGE

16

SALES (12 MO)

\$223K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

92 / 100

Sale prices

Median \$215K · Average \$215K

2021 2023 2024

2025 2026

2021 2023 2024

2025 2026

● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +97.9% · Sales +33.3%

Price per square foot

\$124/ft²

2021 2023 2024

2025 2026

● Price ● Sales

2021 2023 2024

2025 2026

Sale premium vs estimated value

-16.7%

Annual turnover (share of homes sold)

5.0%

2021 2023 2024

2025 2026

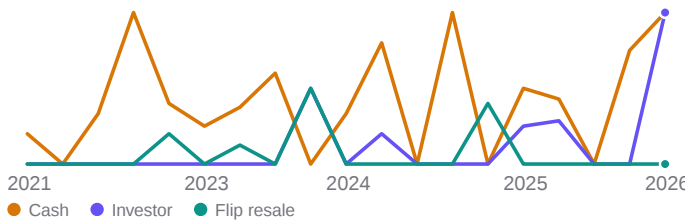
2021 2023 2024

2025 2026

BUYERS & OUTCOMES

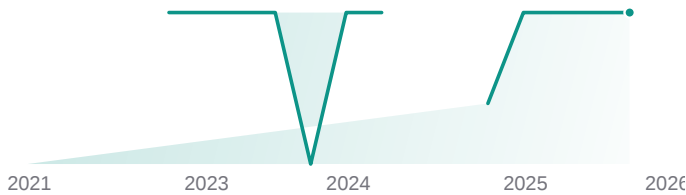
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



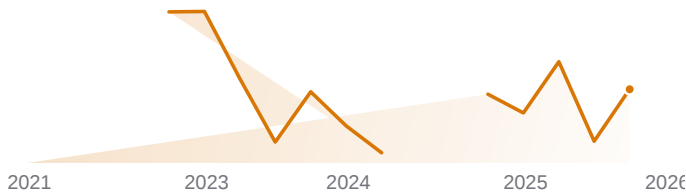
Sellers who sold at a gain

100%

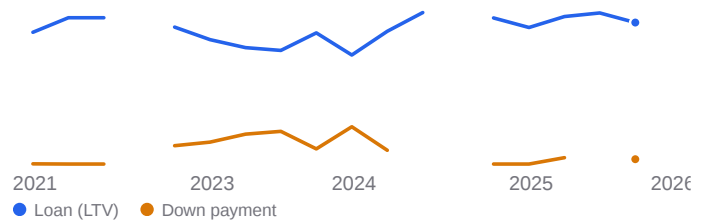


Median annualized return at resale

+13.4%

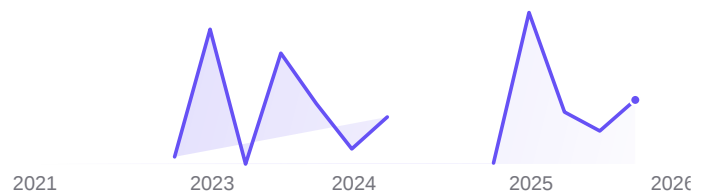


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	321
Median value (AVM)	\$223K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1983
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.6%
Owner occupied	75%
Company owned	26%
Median loan-to-value	24%
Typical ownership tenure	22.6 yrs

COMMUNITY

Population	1,959
Density	35 / mi²
Median household income	\$81K
Average household income	\$95K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	92
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	8.9%
Unemployment	1.1%
Average temp	61°F
Annual precip	34 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.