

Arcadia 73007

ZIP code · OK · Oklahoma > Oklahoma County > Arcadia

SELLER'S MARKET

\$623K

MEDIAN SALE PRICE

+39.0%

1-YR CHANGE

89

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



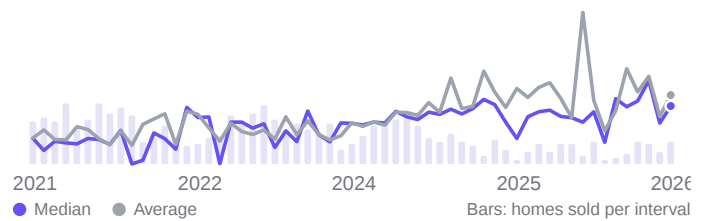
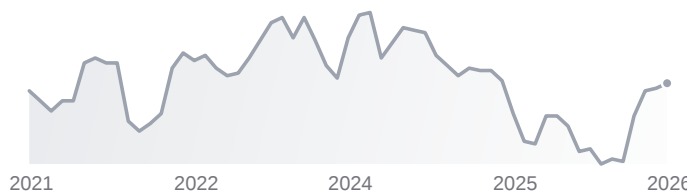
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$598K · Average \$699K

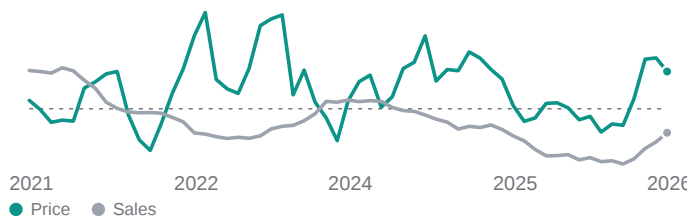


Growth (year over year)

Price +39.0% · Sales -25.2%

Price per square foot

\$210/ft²

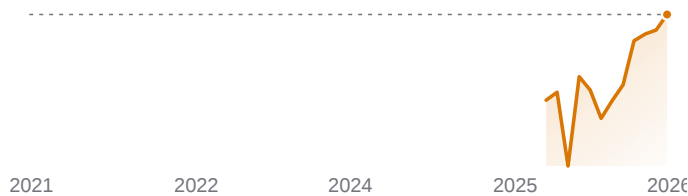


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

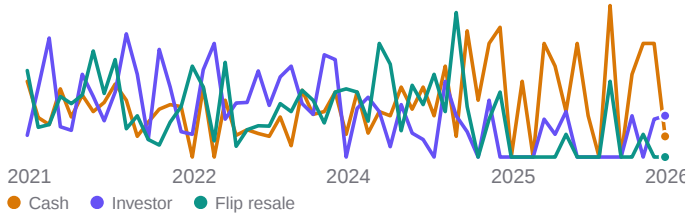
5.3%



BUYERS & OUTCOMES

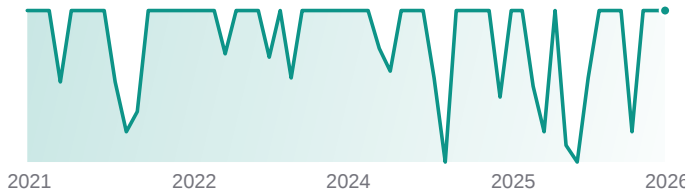
Buyer mix

Cash 9.1% · Investor 18% · Flip resale 0%



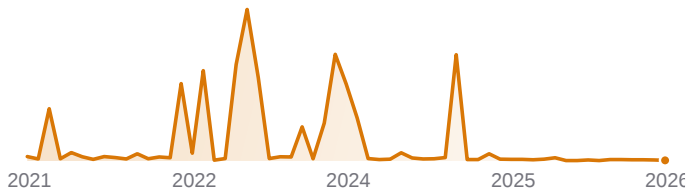
Sellers who sold at a gain

100%

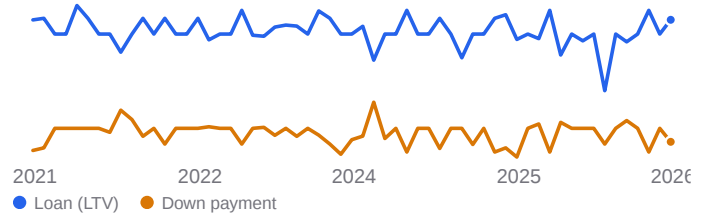


Median annualized return at resale

+2.2%

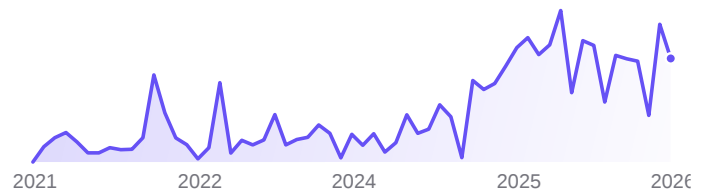


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,670
Median value (AVM)	\$563K
Median size	2,498 ft²
Median bedrooms	4
Median year built	2012
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.9%
Owner occupied	83%
Company owned	28%
Median loan-to-value	50%
Typical ownership tenure	5.4 yrs

COMMUNITY

Population	5,599
Density	138 / mi²
Median household income	\$155K
Average household income	\$183K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	34%
Poverty rate	4.7%
Unemployment	1.1%
Average temp	61°F
Annual precip	36 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.