

Blanchard 73010

ZIP code · OK · Oklahoma > Grady County > Blanchard

SELLER'S MARKET

\$310K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

445

SALES (12 MO)

\$331K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

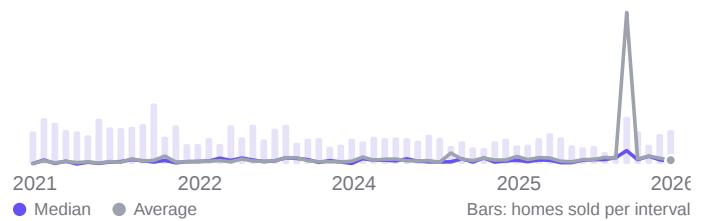
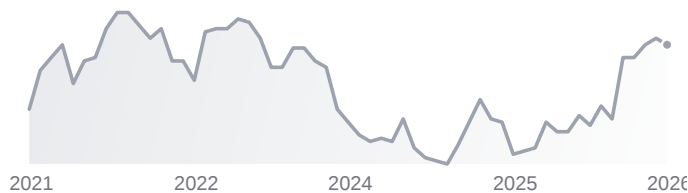
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$259K · Average \$287K

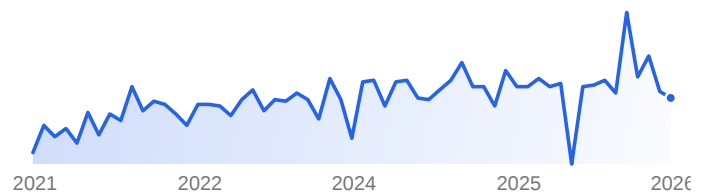
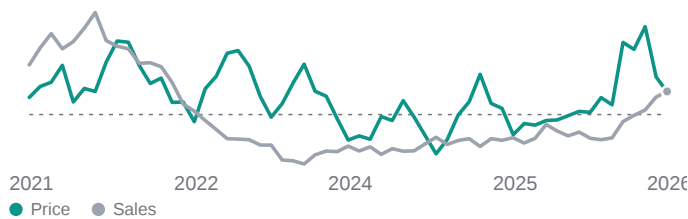


Growth (year over year)

Price +12.0% · Sales +12.4%

Price per square foot

\$159/ft²

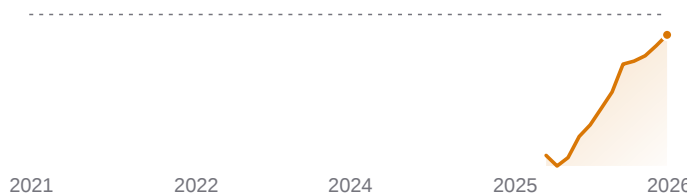


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

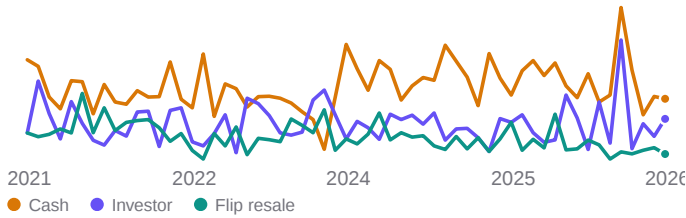
5.4%



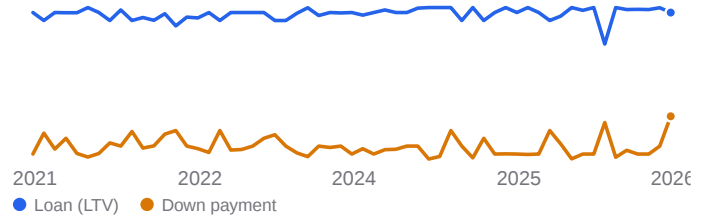
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 16% · Flip resale 2.0%

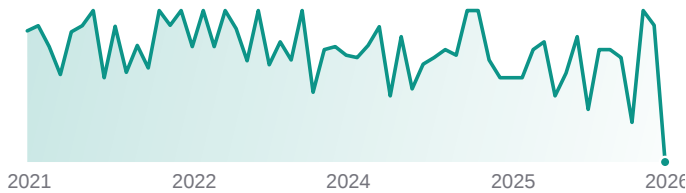


Financing (share of purchase price) Loan (LTV) 95% · Down payment 29%



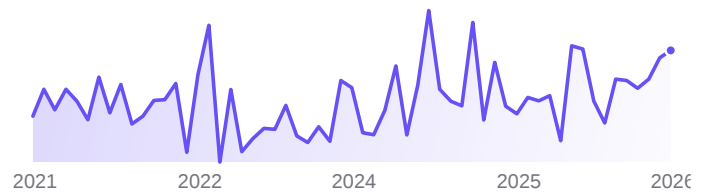
Sellers who sold at a gain

68%



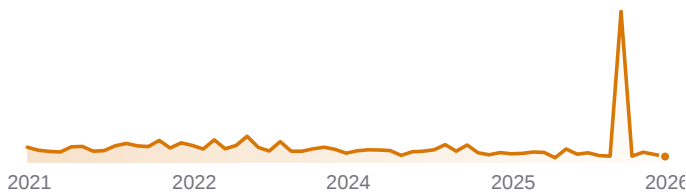
Typical hold before selling

5.4 yrs



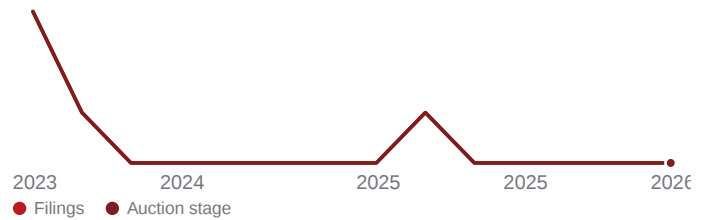
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,203
Median value (AVM)	\$331K
Median size	1,858 ft²
Median bedrooms	3
Median year built	2003
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	18%
Median loan-to-value	45%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	21,553
Density	120 / mi²
Median household income	\$86K
Average household income	\$104K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	97
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	6.4%
Unemployment	0.9%
Average temp	61°F
Annual precip	35 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.