

Norman 73026

ZIP code · OK · Oklahoma > Cleveland County > Norman

SELLER'S MARKET

\$287K

MEDIAN SALE PRICE

+17.5%

1-YR CHANGE

156

SALES (12 MO)

\$327K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



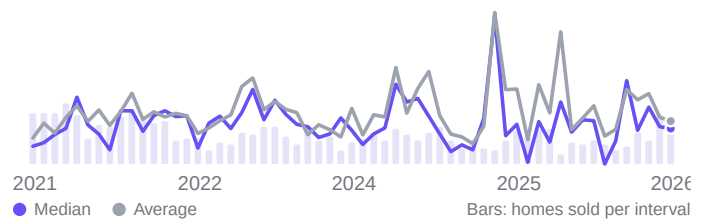
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$265K · Average \$286K

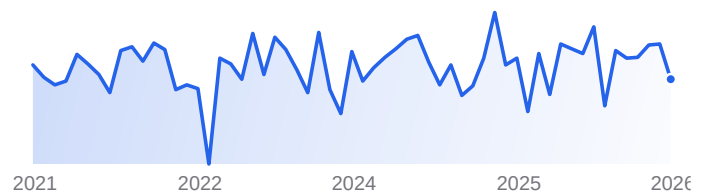
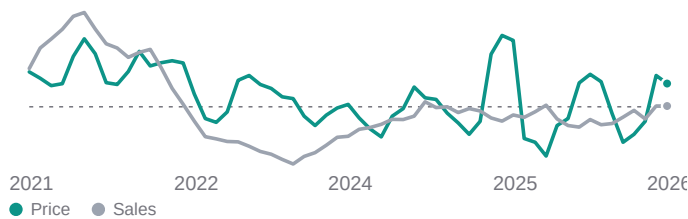


Growth (year over year)

Price +17.5% · Sales +0.6%

Price per square foot

\$134/ft²

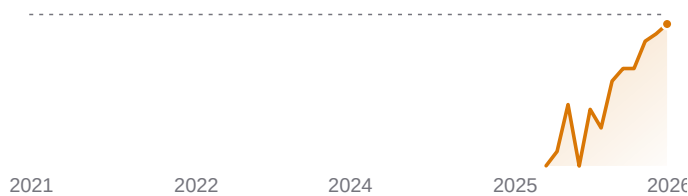


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

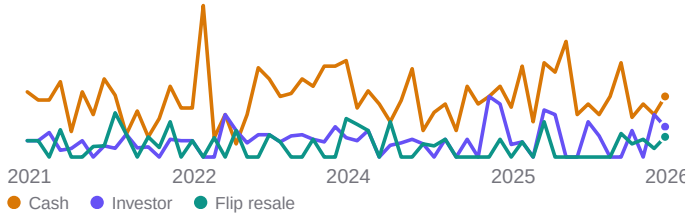
3.2%



BUYERS & OUTCOMES

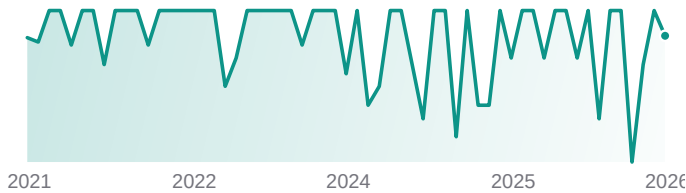
Buyer mix

Cash 29% · Investor 14% · Flip resale 9.5%



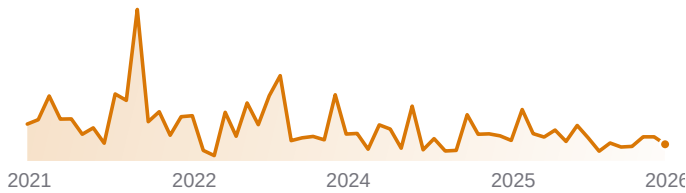
Sellers who sold at a gain

93%

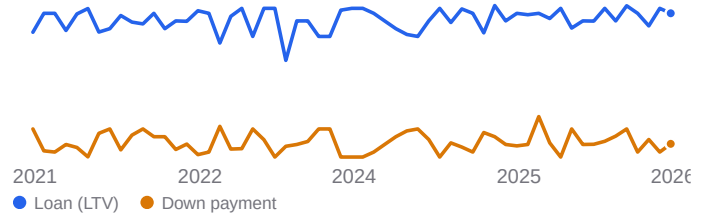


Median annualized return at resale

+3.8%

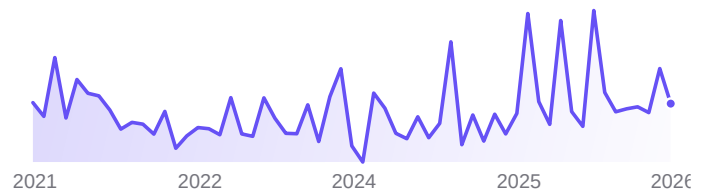


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



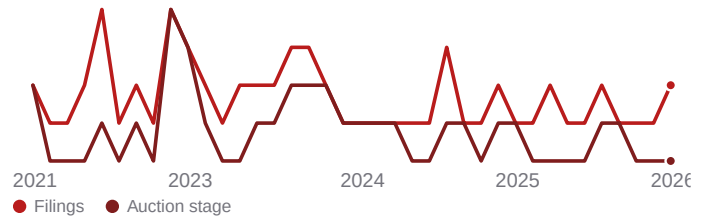
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,943
Median value (AVM)	\$327K
Median size	1,936 ft²
Median bedrooms	3
Median year built	1994
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.8%
Owner occupied	85%
Company owned	15%
Median loan-to-value	44%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	12,132
Density	103 / mi²
Median household income	\$97K
Average household income	\$122K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	79
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	8.6%
Unemployment	0.9%
Average temp	61°F
Annual precip	38 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.