

Fort Cobb 73038

ZIP code · OK · Oklahoma > Caddo County > Fort Cobb

BALANCED MARKET

\$59K

MEDIAN SALE PRICE

-34.2%

1-YR CHANGE

32

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



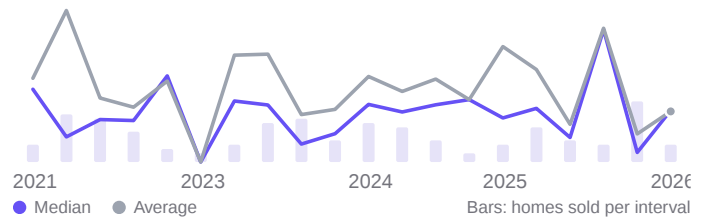
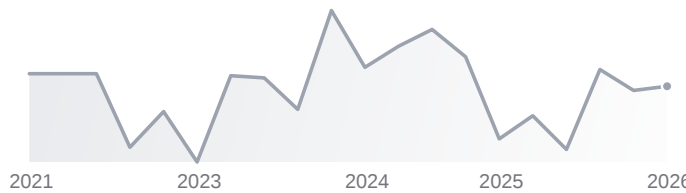
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$90K · Average \$89K

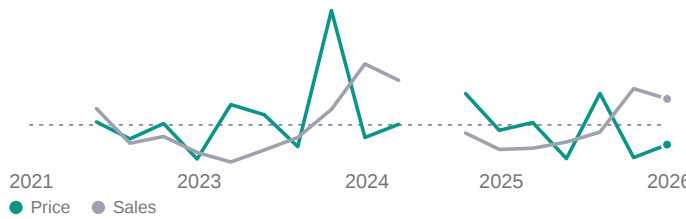


Growth (year over year)

Price -34.2% · Sales +45.5%

Price per square foot

\$62/ft²

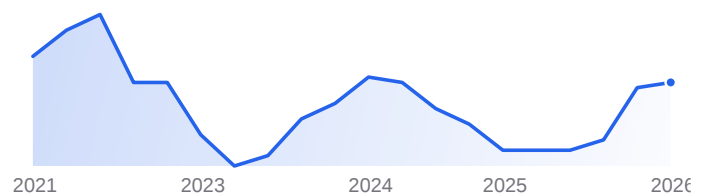


Sale premium vs estimated value

-37.3%

Annual turnover (share of homes sold)

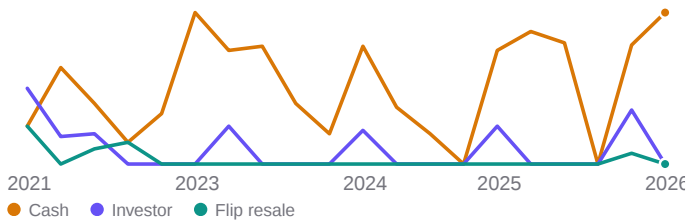
3.0%



BUYERS & OUTCOMES

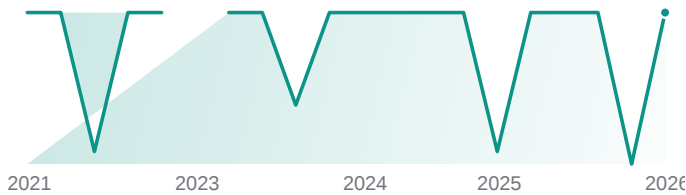
Buyer mix

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



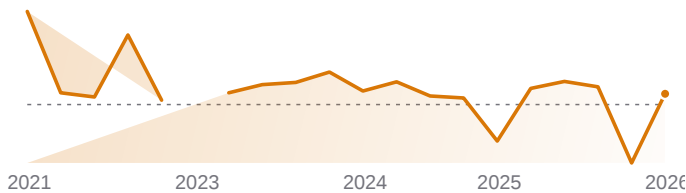
Sellers who sold at a gain

100%

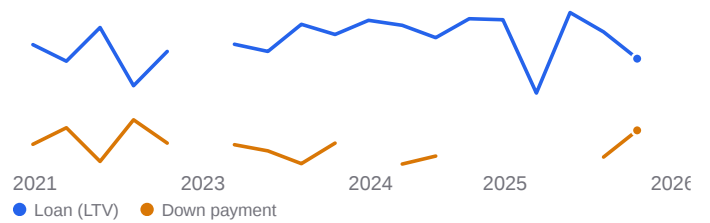


Median annualized return at resale

+6.4%

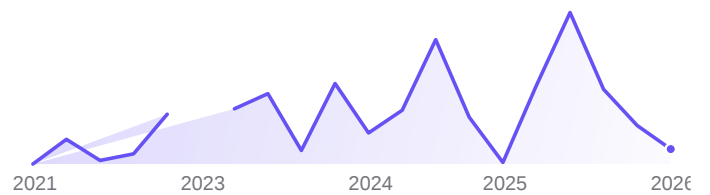


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

1.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,050
Median value (AVM)	\$134K
Median size	1,362 ft²
Median bedrooms	3
Median year built	1970
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.4%
Owner occupied	61%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	1,574
Density	13 / mi²
Median household income	\$51K
Average household income	\$64K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	92
Homes occupied	73%
Bachelor's or higher	14%
Poverty rate	18.5%
Unemployment	1.1%
Average temp	61°F
Annual precip	32 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.