

Gracemont 73042

ZIP code · OK · Oklahoma > Caddo County > Gracemont

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$150K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



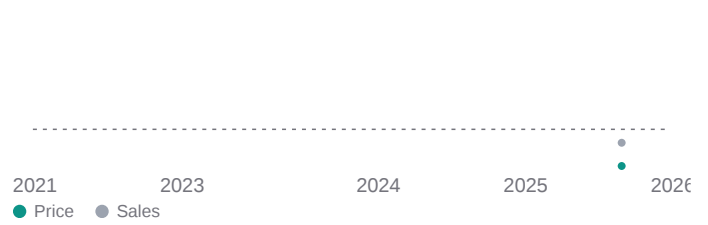
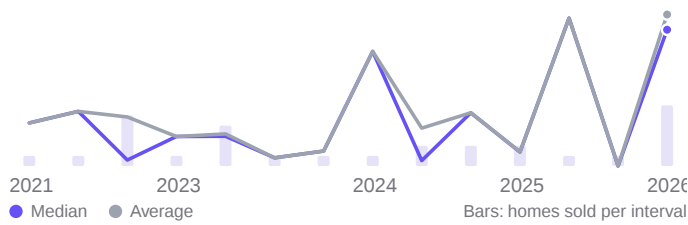
MARKET TRENDS (5 YEARS)

Sale prices

Median \$365K · Average \$404K

Growth (year over year)

Price -90.6% · Sales -33.3%



Price per square foot

\$164/ft²

Sale premium vs estimated value

+15.7%



Annual turnover (share of homes sold)

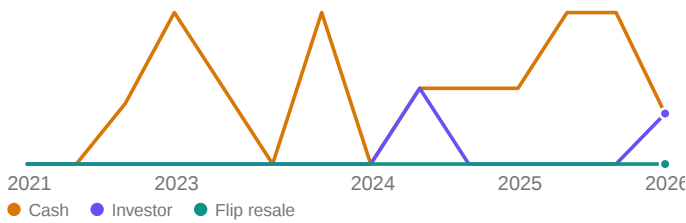
1.8%



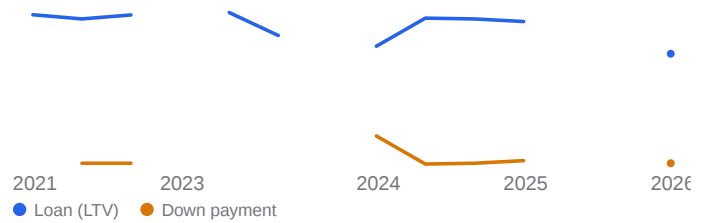
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 33% · Flip resale 0%

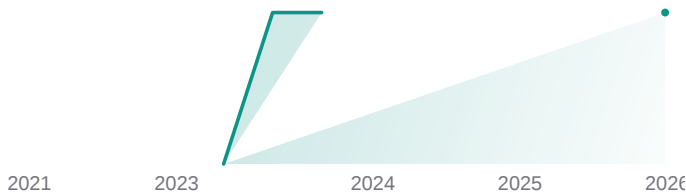


Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.8%



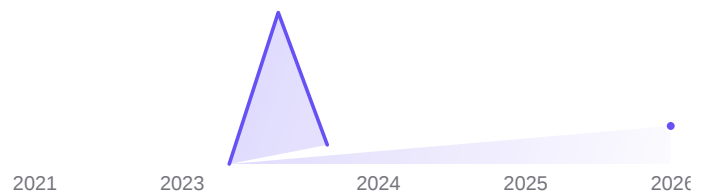
Sellers who sold at a gain

100%



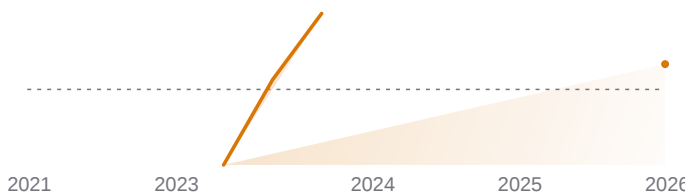
Typical hold before selling

4.8 yrs



Median annualized return at resale

+5.6%



HOUSING STOCK

Homes	395
Median value (AVM)	\$150K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1975
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.1%
Owner occupied	75%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	882
Density	9 / mi²
Median household income	\$65K
Average household income	\$83K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	97
Homes occupied	83%
Bachelor's or higher	10%
Poverty rate	11.0%
Unemployment	1.3%
Average temp	61°F
Annual precip	33 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.