

# Lexington 73051

ZIP code · OK · Oklahoma > Cleveland County > Lexington

BUYER'S MARKET

**\$165K**

MEDIAN SALE PRICE

**-8.7%**

1-YR CHANGE

**88**

SALES (12 MO)

**\$196K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



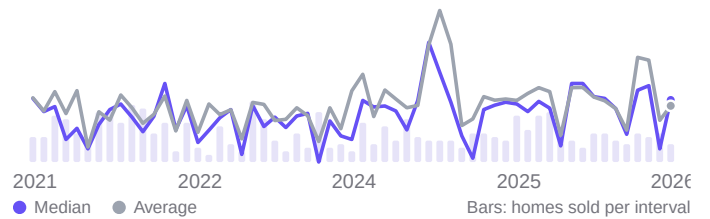
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$196K · Average \$180K

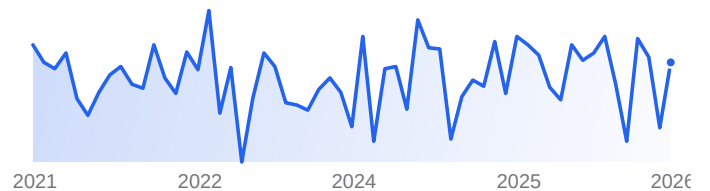
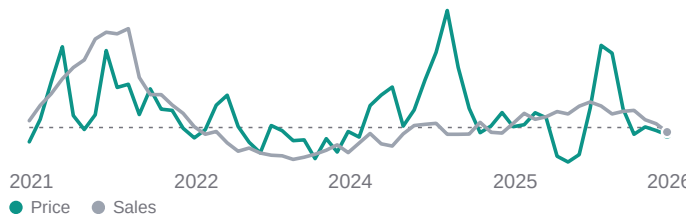


Growth (year over year)

Price -8.7% · Sales -5.4%

Price per square foot

\$119/ft²

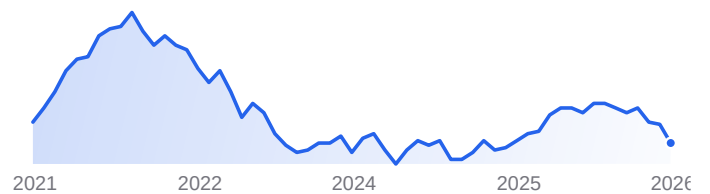
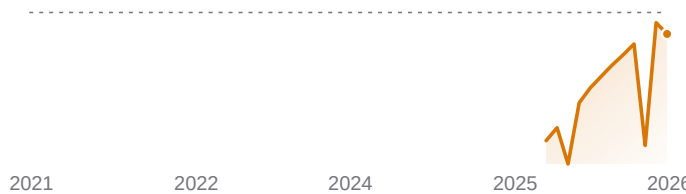


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

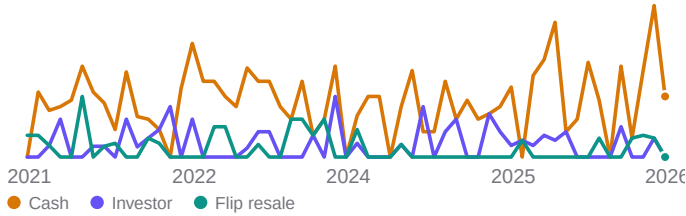
2.9%



## BUYERS & OUTCOMES

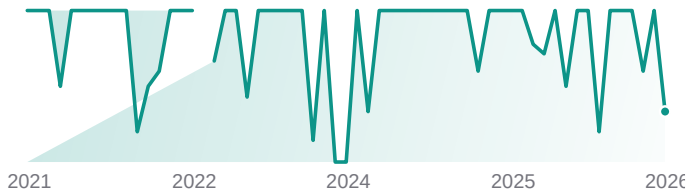
### Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



### Sellers who sold at a gain

67%

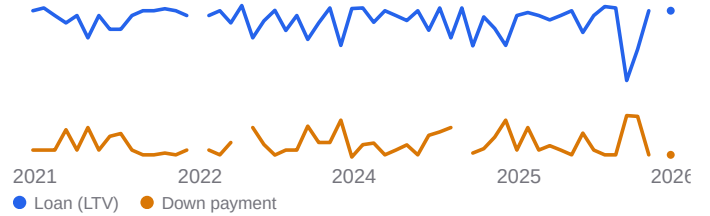


### Median annualized return at resale

+4.0%

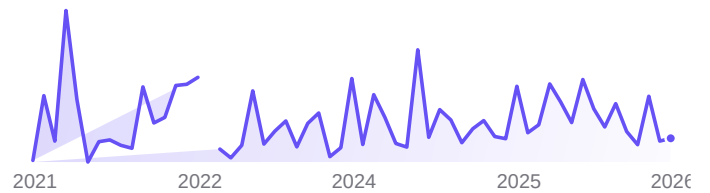


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



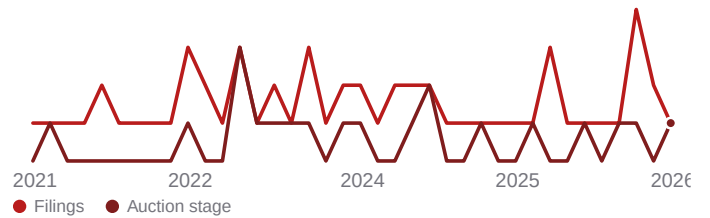
### Typical hold before selling

2.6 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,010     |
| Median value (AVM) | \$196K    |
| Median size        | 1,448 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1984      |
| Single family      | 59%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 66%     |
| Underwater (LTV 125% or more) | 3.2%    |
| Owner occupied                | 75%     |
| Company owned                 | 13%     |
| Median loan-to-value          | 28%     |
| Typical ownership tenure      | 9.2 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 10,349   |
| Density                          | 79 / mi² |
| Median household income          | \$65K    |
| Average household income         | \$84K    |
| Crime index (US avg 100)         | 79       |
| Air pollution index (US avg 100) | 82       |
| Earthquake index (US avg 100)    | 79       |
| Homes occupied                   | 89%      |
| Bachelor's or higher             | 10%      |
| Poverty rate                     | 14.3%    |
| Unemployment                     | 0.6%     |
| Average temp                     | 61°F     |
| Annual precip                    | 39 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.