

Newcastle 73065

ZIP code · OK · Oklahoma > McClain County > Newcastle

BALANCED MARKET

\$285K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

252

SALES (12 MO)

\$301K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



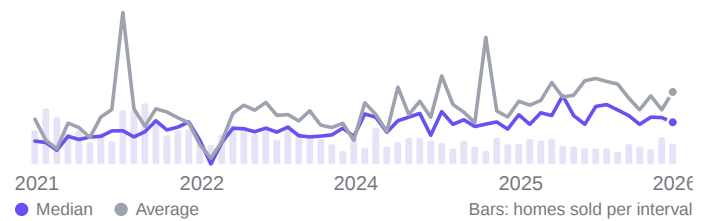
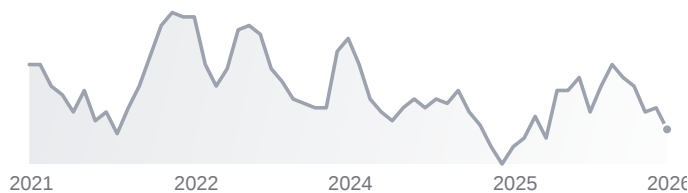
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$276K · Average \$360K

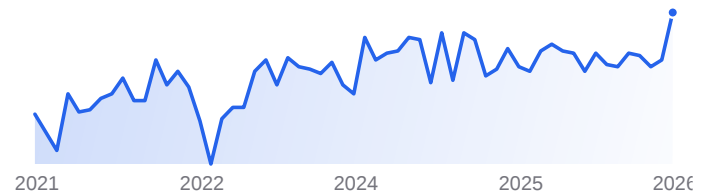
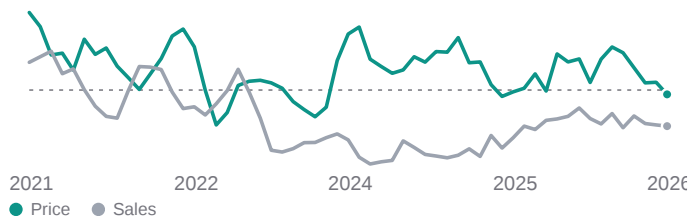


Growth (year over year)

Price -1.7% · Sales -14.0%

Price per square foot

\$183/ft²

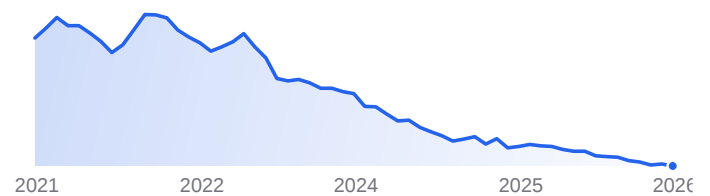
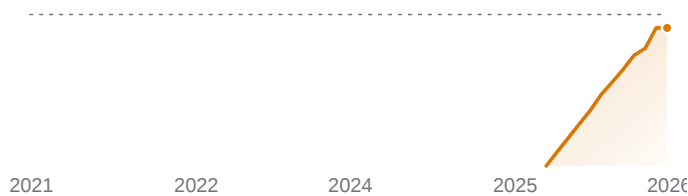


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

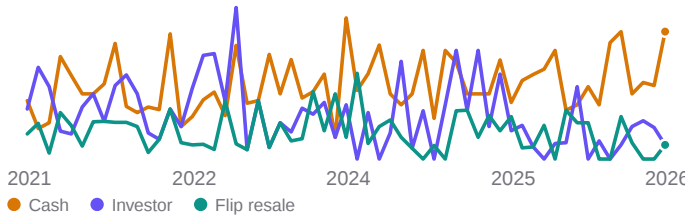
5.5%



BUYERS & OUTCOMES

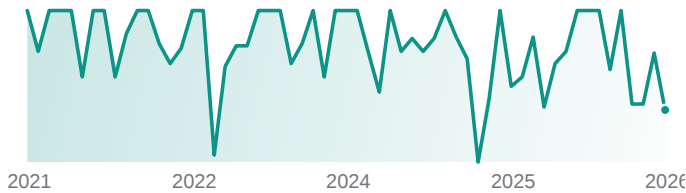
Buyer mix

Cash 39% · Investor 4.3% · Flip resale 4.3%



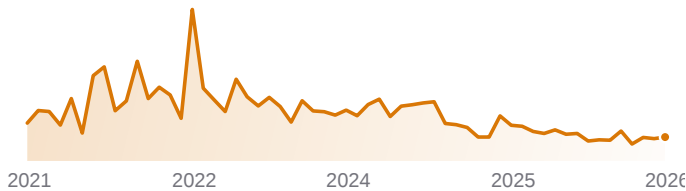
Sellers who sold at a gain

81%

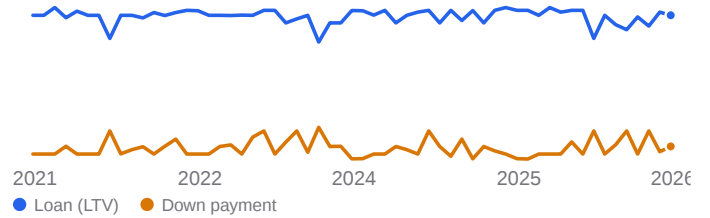


Median annualized return at resale

+3.6%

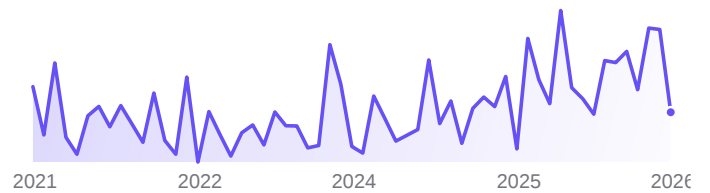


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



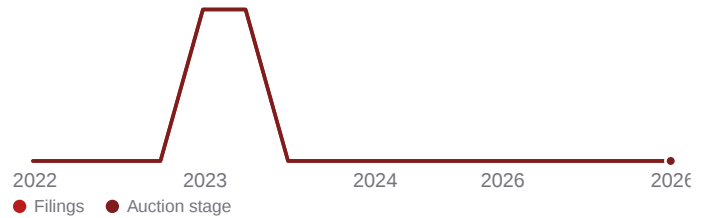
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,570
Median value (AVM)	\$301K
Median size	1,821 ft²
Median bedrooms	3
Median year built	2012
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	22%
Median loan-to-value	49%
Typical ownership tenure	5.5 yrs

COMMUNITY

Population	12,554
Density	239 / mi²
Median household income	\$81K
Average household income	\$108K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	91
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	4.3%
Unemployment	1.0%
Average temp	61°F
Annual precip	36 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.