

Nicoma Park 73066

ZIP code · OK · Oklahoma > Oklahoma County > Nicoma Park

\$100K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$155K

MEDIAN VALUE (AVM)

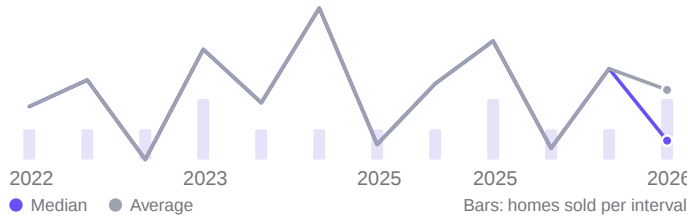
MARKET TRENDS (5 YEARS)

Sale prices

Median \$100K · Average \$167K

Growth (year over year)

Price -36.4% · Sales +0.0%

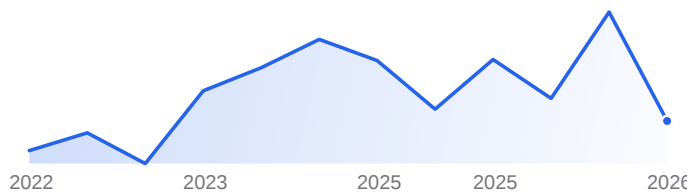


Price per square foot

\$85/ft²

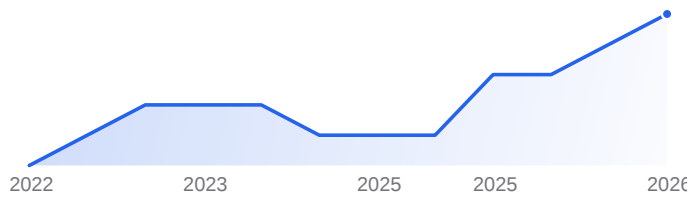
Sale premium vs estimated value

-33.3%



Annual turnover (share of homes sold)

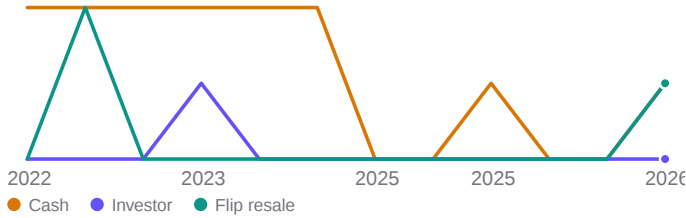
4.3%



BUYERS & OUTCOMES

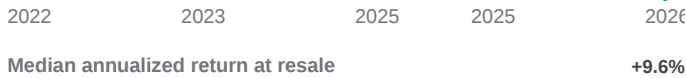
Buyer mix

Cash 50% · Investor 0% · Flip resale 50%

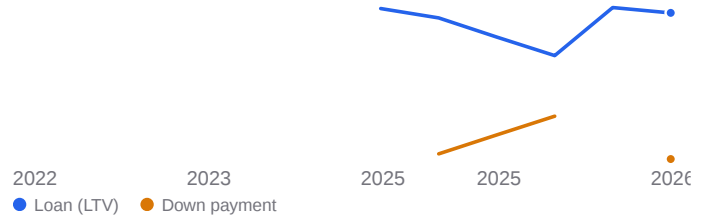


Sellers who sold at a gain

100%

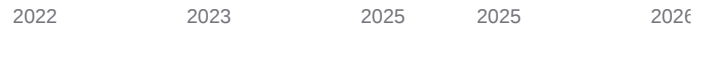


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

0.7 yrs



HOUSING STOCK

Homes	138
Median value (AVM)	\$155K
Median size	1,318 ft²
Median bedrooms	3
Median year built	1960
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	86%
Underwater (LTV 125% or more)	1.0%
Owner occupied	48%
Company owned	24%
Median loan-to-value	5%
Typical ownership tenure	19.4 yrs

COMMUNITY

Population	1
Density	572 / mi²
Median household income	\$80K
Average household income	\$100K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	78
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	20.6%
Unemployment	0.9%
Average temp	61°F
Annual precip	37 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.