

Norman 73069

ZIP code · OK · Oklahoma > Cleveland County > Norman

BALANCED MARKET

\$265K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

443

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

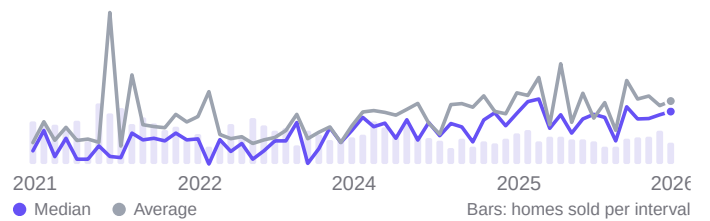
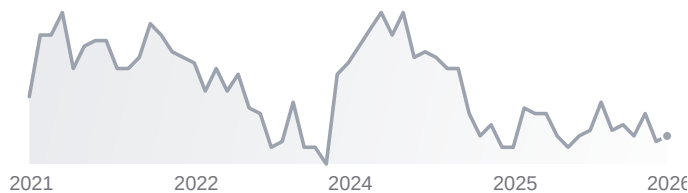
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$271K · Average \$291K

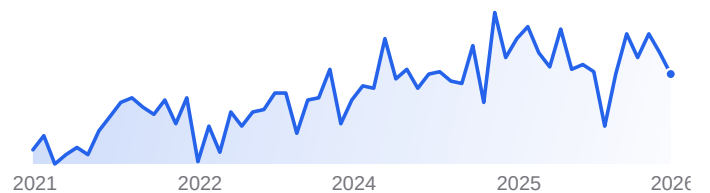
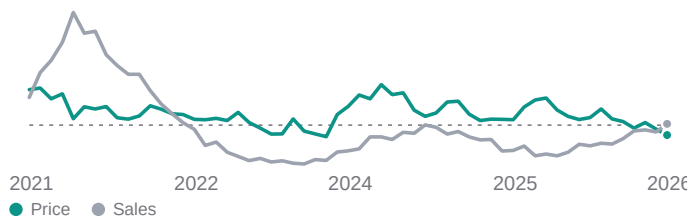


Growth (year over year)

Price -6.9% · Sales +0.9%

Price per square foot

\$163/ft²

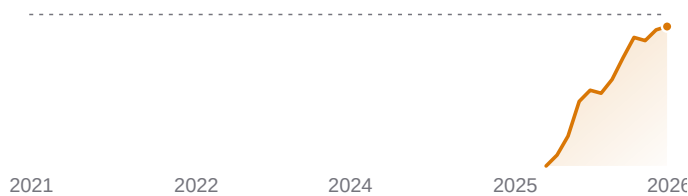


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

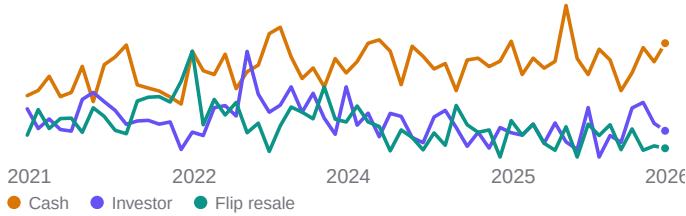
4.6%



BUYERS & OUTCOMES

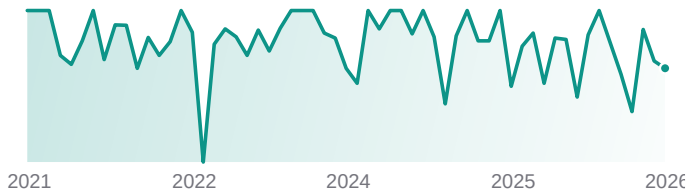
Buyer mix

Cash 41% · Investor 9.4% · Flip resale 3.1%



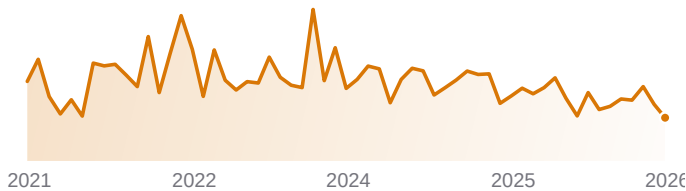
Sellers who sold at a gain

90%

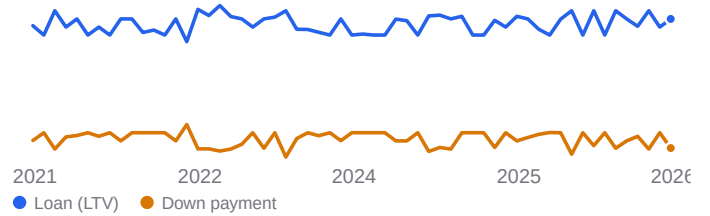


Median annualized return at resale

+3.4%

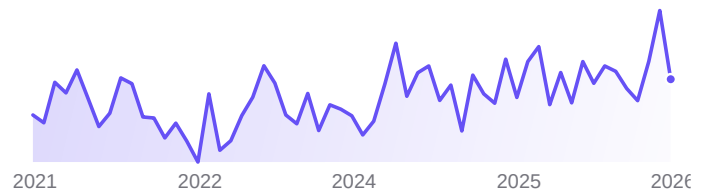


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



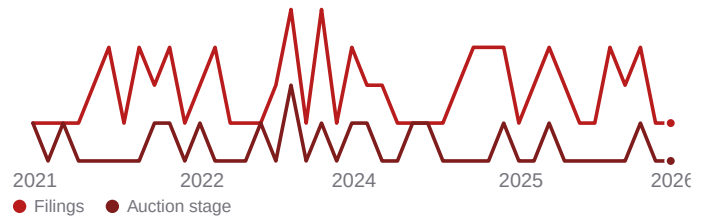
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,669
Median value (AVM)	\$246K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1963
Single family	91%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.3%
Owner occupied	64%
Company owned	28%
Median loan-to-value	40%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	27,102
Density	1,727 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	85
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	16.8%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.