

Washington 73093

ZIP code · OK · Oklahoma · McClain County · Washington

BALANCED MARKET

\$491K

MEDIAN SALE PRICE

+13.7%

1-YR CHANGE

64

SALES (12 MO)

\$377K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

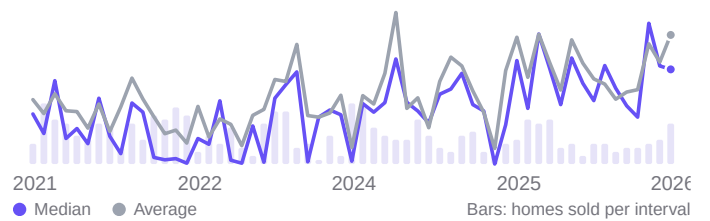
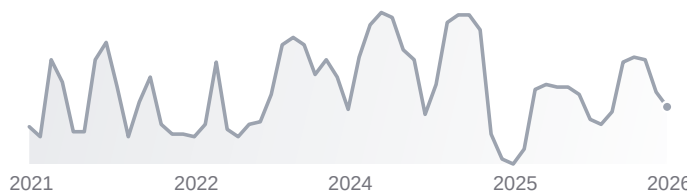
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$425K · Average \$562K

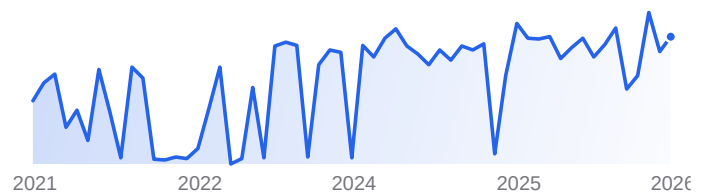
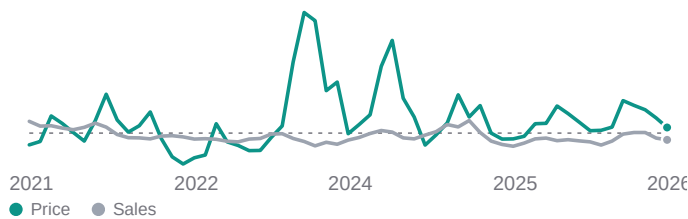


Growth (year over year)

Price +13.7% · Sales -16.9%

Price per square foot

\$188/ft²

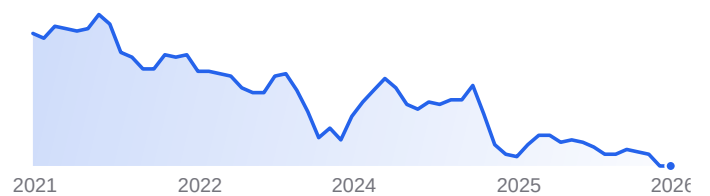
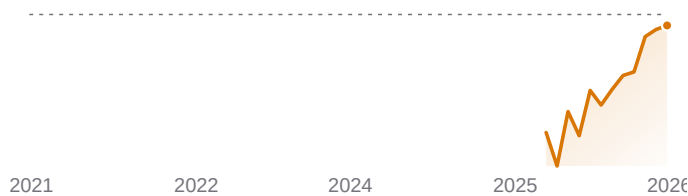


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

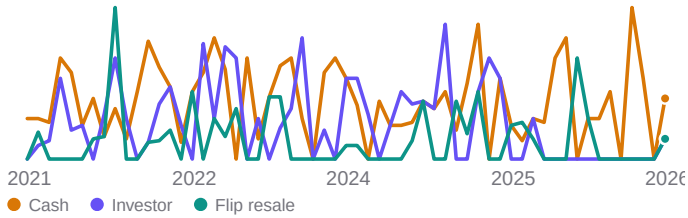
4.4%



BUYERS & OUTCOMES

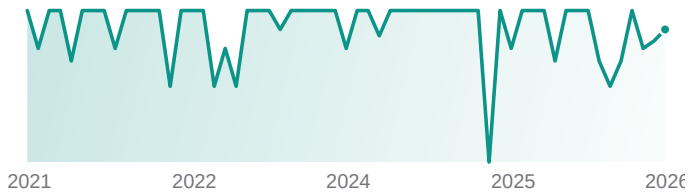
Buyer mix

Cash 30% · Investor 10% · Flip resale 10%



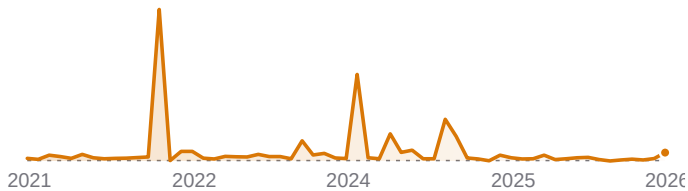
Sellers who sold at a gain

88%

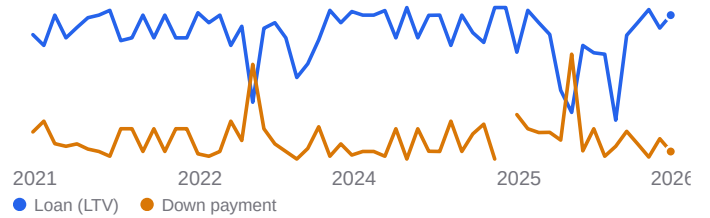


Median annualized return at resale

+22.8%

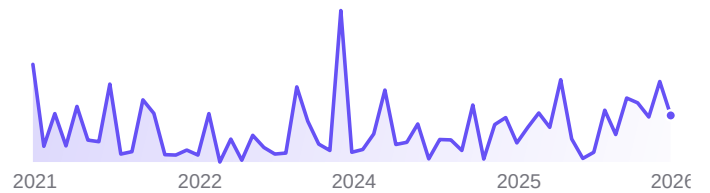


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,461
Median value (AVM)	\$377K
Median size	2,020 ft²
Median bedrooms	3
Median year built	2007
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.9%
Owner occupied	82%
Company owned	27%
Median loan-to-value	41%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	4,009
Density	74 / mi²
Median household income	\$96K
Average household income	\$109K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	91
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	7.4%
Unemployment	0.8%
Average temp	61°F
Annual precip	38 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.