

# Weatherford 73096

ZIP code · OK · Oklahoma · Custer County · Weatherford

BALANCED MARKET

\$223K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

60

SALES (12 MO)

\$222K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



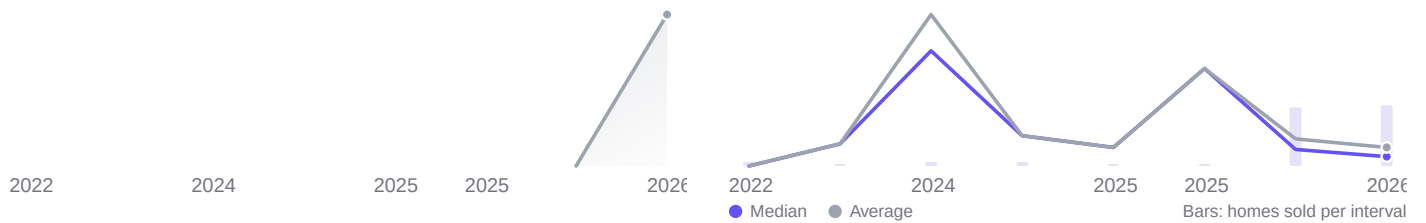
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$197K · Average \$228K

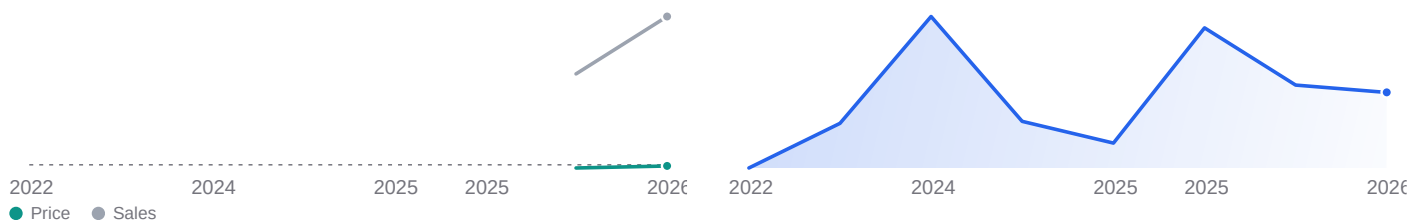


Growth (year over year)

Price -7.5% · Sales +1100.0%

Price per square foot

\$134/ft²

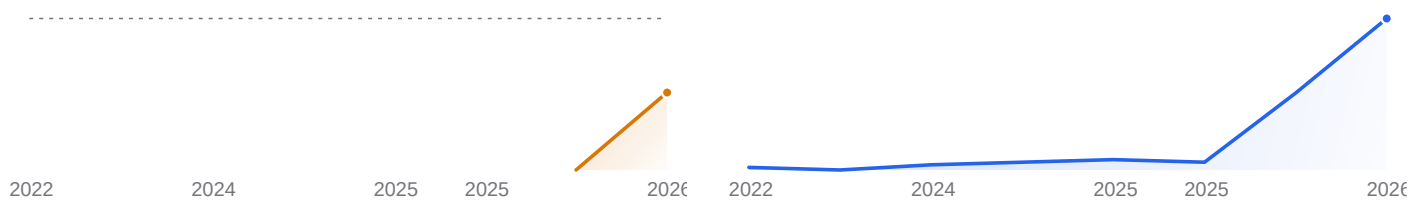


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

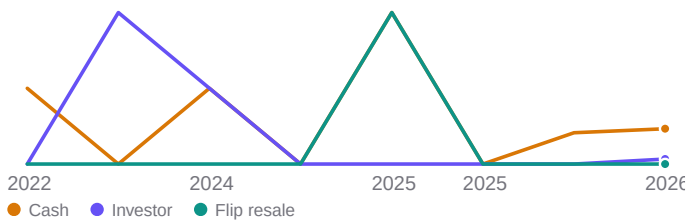
1.4%



## BUYERS & OUTCOMES

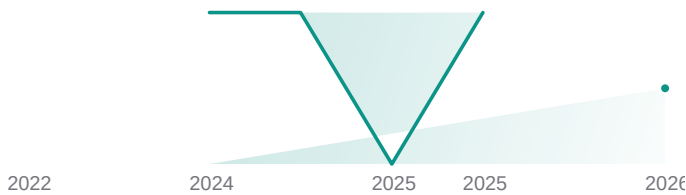
### Buyer mix

Cash 23% · Investor 3.3% · Flip resale 0%



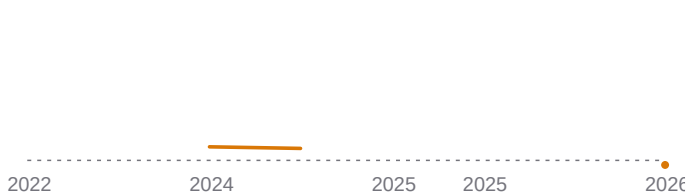
### Sellers who sold at a gain

50%

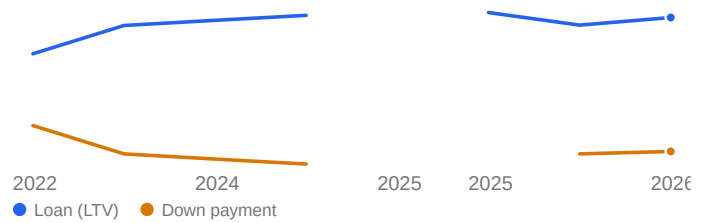


### Median annualized return at resale

-2.9%

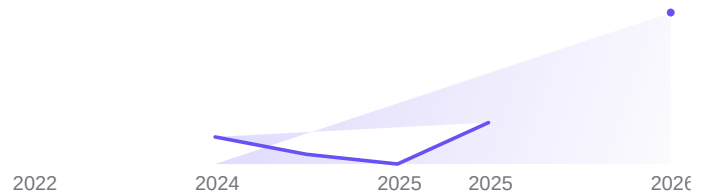


### Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



### Typical hold before selling

13.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 4,276     |
| Median value (AVM) | \$222K    |
| Median size        | 1,704 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 86%       |
| Condos             | 3.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 1.6% |
| Owner occupied                | 71%  |
| Company owned                 | 26%  |
| Median loan-to-value          | 47%  |

Typical ownership tenure

**8.1 yrs**

## COMMUNITY

|                                  |                            |
|----------------------------------|----------------------------|
| Population                       | <b>14,630</b>              |
| Density                          | <b>67 / mi<sup>2</sup></b> |
| Median household income          | <b>\$63K</b>               |
| Average household income         | <b>\$80K</b>               |
| Crime index (US avg 100)         | <b>103</b>                 |
| Air pollution index (US avg 100) | <b>90</b>                  |
| Earthquake index (US avg 100)    | <b>67</b>                  |
| Homes occupied                   | <b>85%</b>                 |
| Bachelor's or higher             | <b>26%</b>                 |
| Poverty rate                     | <b>18.5%</b>               |
| Unemployment                     | <b>0.9%</b>                |
| Average temp                     | <b>60°F</b>                |
| Annual precip                    | <b>31 in</b>               |
| Sunshine                         | <b>62%</b>                 |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.