

# Oklahoma City 73104

ZIP code · OK · Oklahoma > Oklahoma County > Oklahoma City

SELLER'S MARKET

\$678K

MEDIAN SALE PRICE

+87.7%

1-YR CHANGE

36

SALES (12 MO)

\$425K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

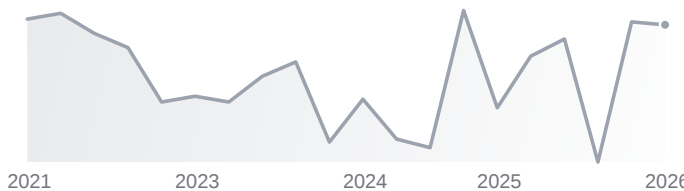
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

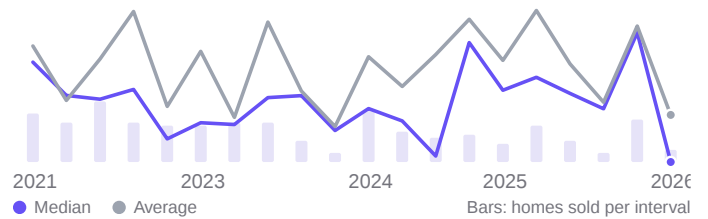
Market temperature (0–100)

73 / 100



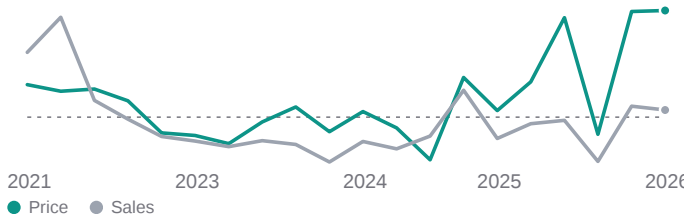
Sale prices

Median \$250K · Average \$347K



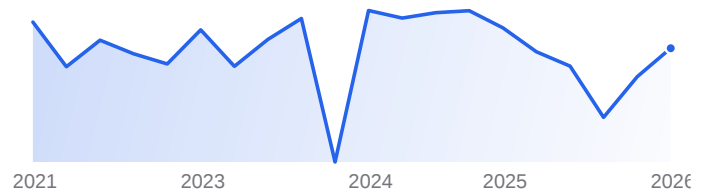
Growth (year over year)

Price +87.7% · Sales +5.9%



Price per square foot

\$231/ft²



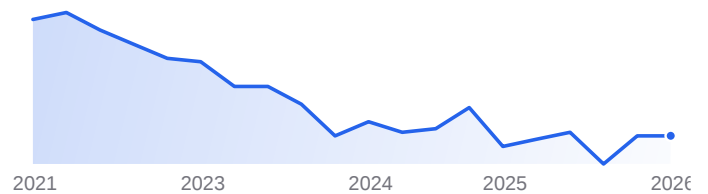
Sale premium vs estimated value

-2.9%



Annual turnover (share of homes sold)

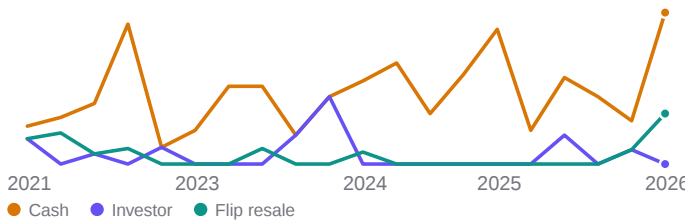
5.9%



## BUYERS & OUTCOMES

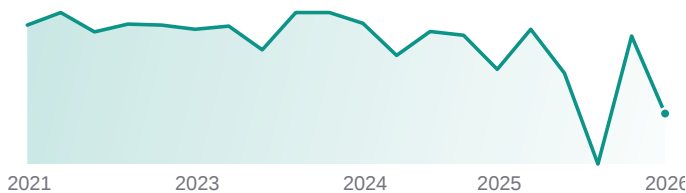
### Buyer mix

Cash 75% · Investor 0% · Flip resale 25%



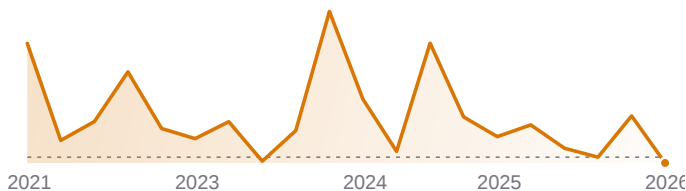
### Sellers who sold at a gain

33%

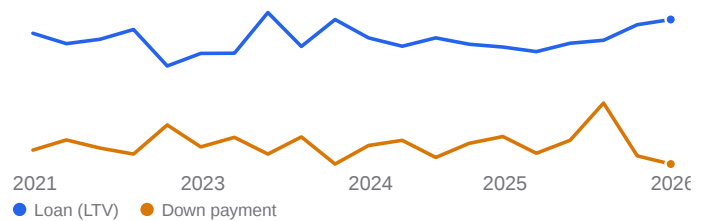


### Median annualized return at resale

-0.4%

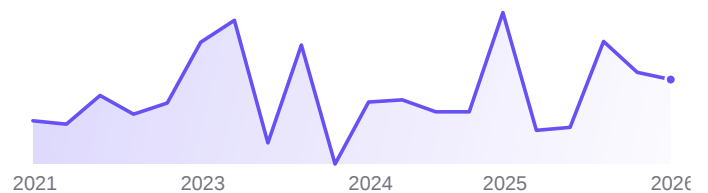


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



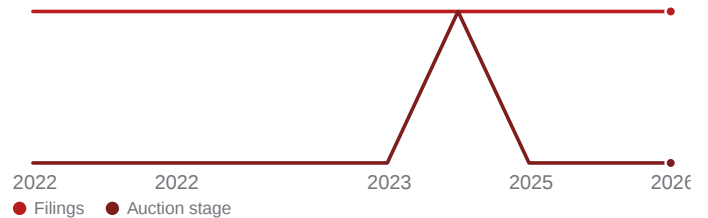
### Typical hold before selling

6.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 614       |
| Median value (AVM) | \$425K    |
| Median size        | 1,818 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2008      |
| Single family      | 46%       |
| Condos             | 28%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 48%  |
| Underwater (LTV 125% or more) | 2.8% |
| Owner occupied                | 58%  |
| Company owned                 | 34%  |
| Median loan-to-value          | 54%  |

Typical ownership tenure

**6.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>3,579</b>       |
| Density                          | <b>2,302 / mi²</b> |
| Median household income          | <b>\$65K</b>       |
| Average household income         | <b>\$105K</b>      |
| Crime index (US avg 100)         | <b>173</b>         |
| Air pollution index (US avg 100) | <b>85</b>          |
| Earthquake index (US avg 100)    | <b>87</b>          |
| Homes occupied                   | <b>87%</b>         |
| Bachelor's or higher             | <b>35%</b>         |
| Poverty rate                     | <b>19.9%</b>       |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>61°F</b>        |
| Annual precip                    | <b>36 in</b>       |
| Sunshine                         | <b>62%</b>         |

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.