

Ratliff City 73481

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

BUYER'S MARKET

\$45K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$149K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



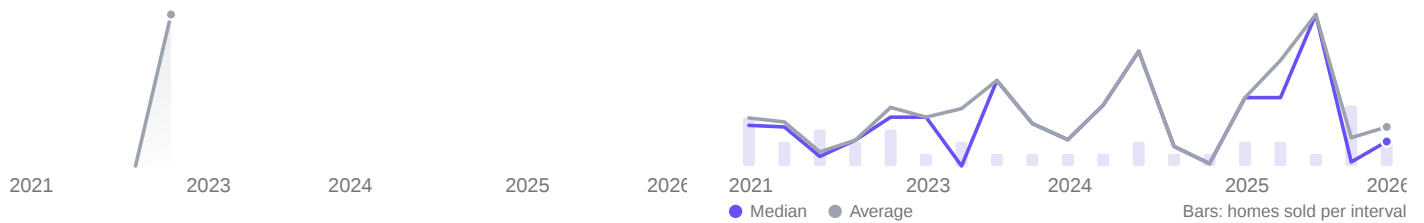
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$90K · Average \$120K

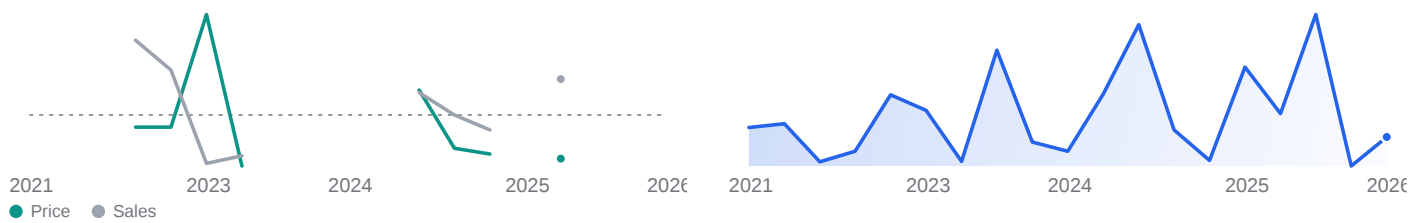


Growth (year over year)

Price -48.6% · Sales +40.0%

Price per square foot

\$63/ft²

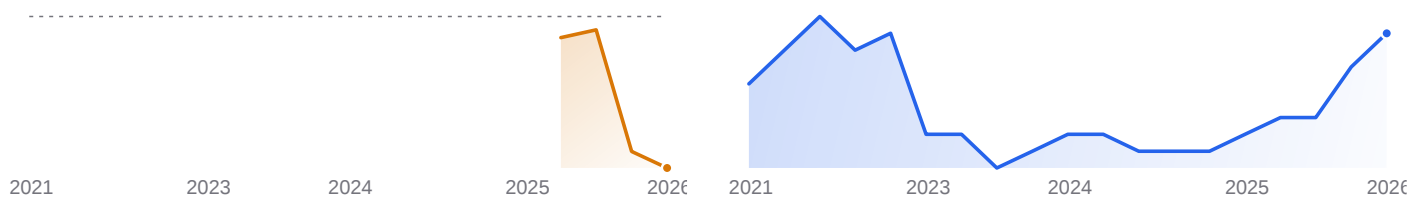


Sale premium vs estimated value

-36.5%

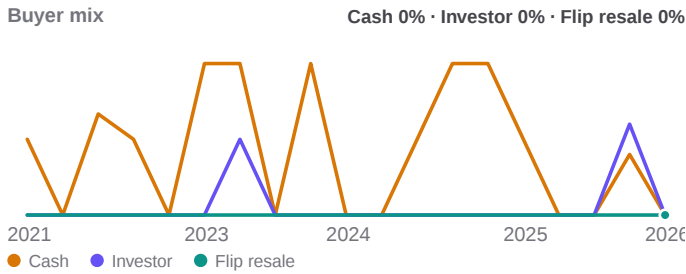
Annual turnover (share of homes sold)

2.3%

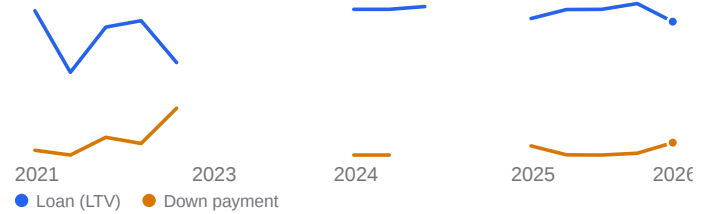


BUYERS & OUTCOMES

Buyer mix



Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



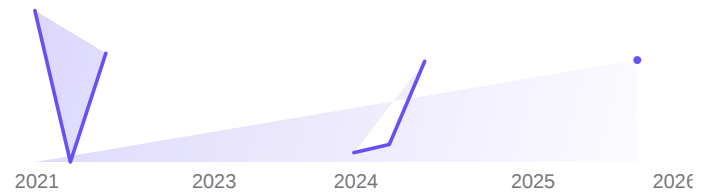
Sellers who sold at a gain

67%



Typical hold before selling

9.5 yrs



Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	514
Median value (AVM)	\$149K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1968
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	3.3%
Owner occupied	75%
Company owned	18%
Median loan-to-value	0%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	1,060
Density	11 / mi²
Median household income	\$61K
Average household income	\$70K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	69
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	13.3%
Unemployment	1.1%
Average temp	62°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.