

Cache 73527

ZIP code · OK · Oklahoma > Comanche County > Cache

SELLER'S MARKET

\$279K

MEDIAN SALE PRICE

+22.8%

1-YR CHANGE

79

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100



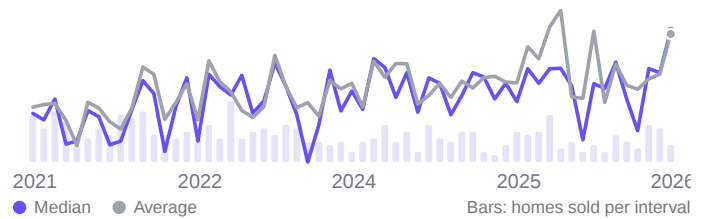
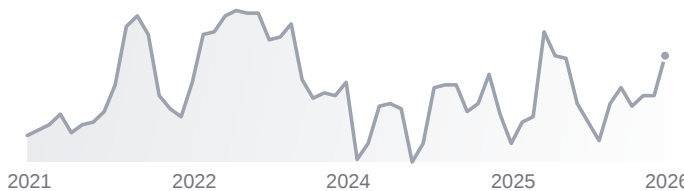
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$330K · Average \$324K

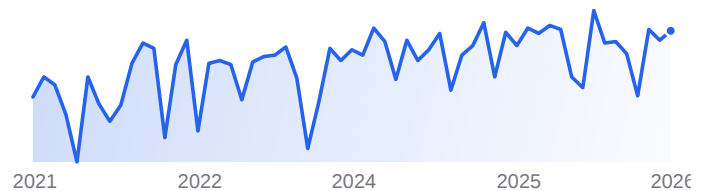
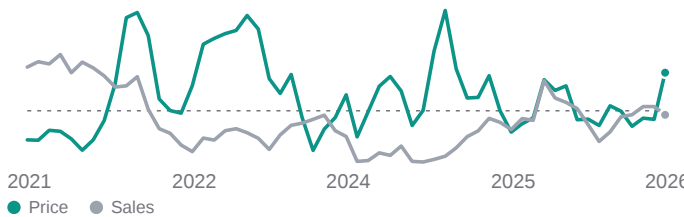


Growth (year over year)

Price +22.8% · Sales -2.5%

Price per square foot

\$153/ft²



Sale premium vs estimated value

+27.7%

Annual turnover (share of homes sold)

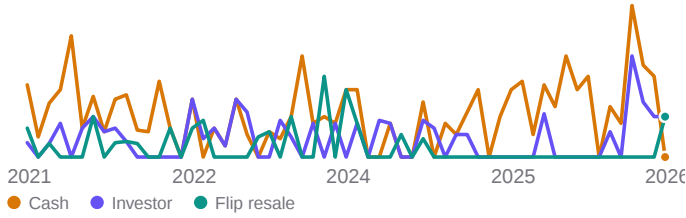
4.2%



BUYERS & OUTCOMES

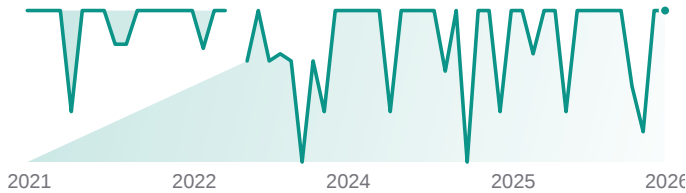
Buyer mix

Cash 0% · Investor 20% · Flip resale 20%



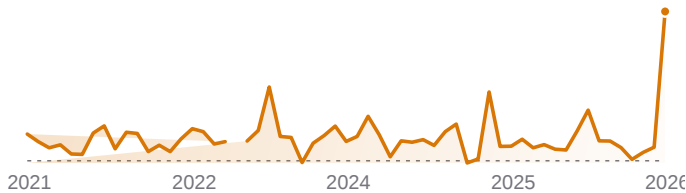
Sellers who sold at a gain

100%

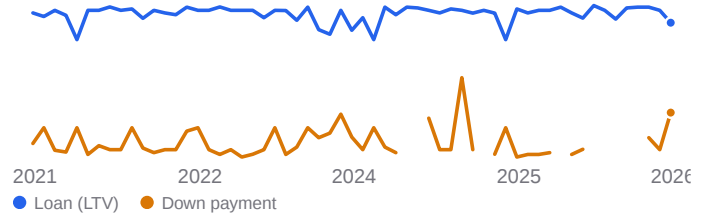


Median annualized return at resale

+37.3%

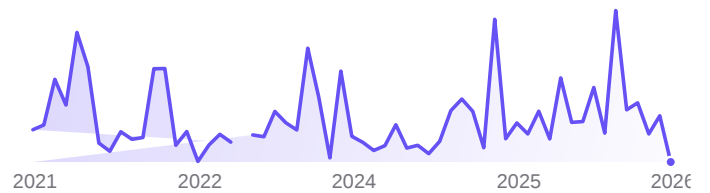


Financing (share of purchase price) Loan (LTV) 92% · Down payment 30%



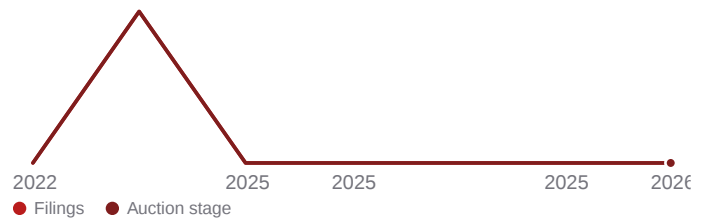
Typical hold before selling

0.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,871
Median value (AVM)	\$217K
Median size	1,641 ft²
Median bedrooms	3
Median year built	1995
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	3.9%
Owner occupied	83%
Company owned	9.7%
Median loan-to-value	60%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	6,305
Density	70 / mi²
Median household income	\$78K
Average household income	\$97K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	71
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	10.4%
Unemployment	1.0%
Average temp	62°F
Annual precip	32 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.