

Duncan 73533

ZIP code · OK · Oklahoma > Stephens County > Duncan

BALANCED MARKET

\$121K

MEDIAN SALE PRICE

+1.0%

1-YR CHANGE

419

SALES (12 MO)

\$136K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



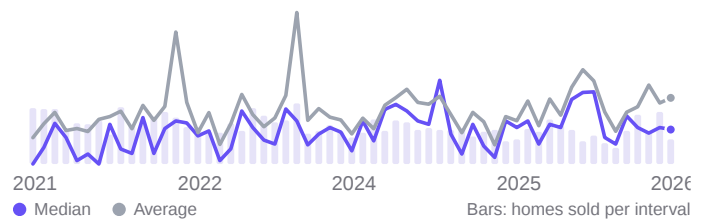
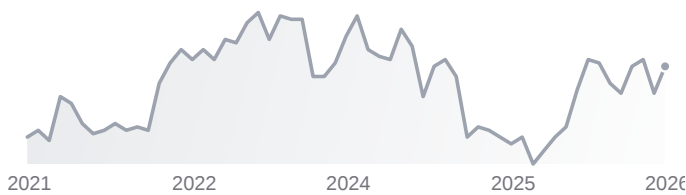
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$122K · Average \$170K

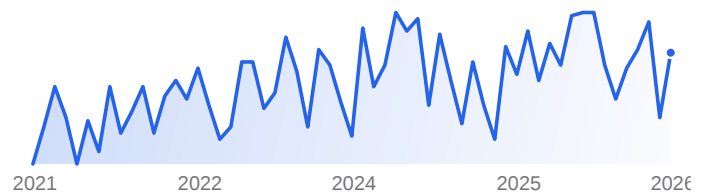
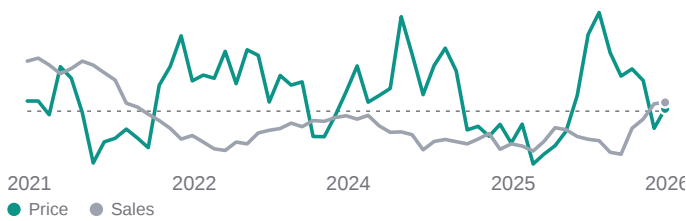


Growth (year over year)

Price +1.0% · Sales +3.7%

Price per square foot

\$90/ft²

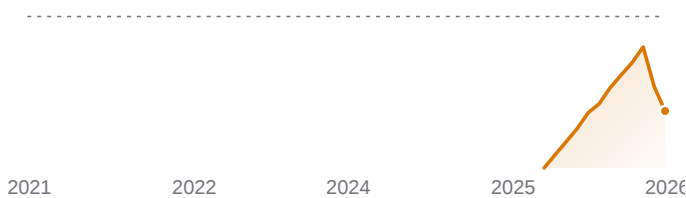


Sale premium vs estimated value

-8.3%

Annual turnover (share of homes sold)

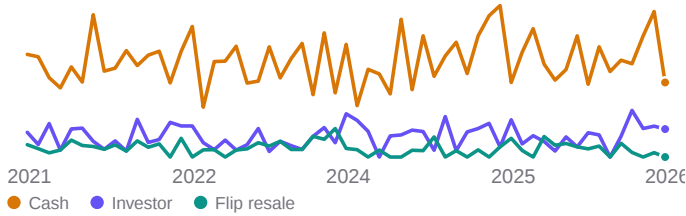
3.5%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 12% · Flip resale 0%



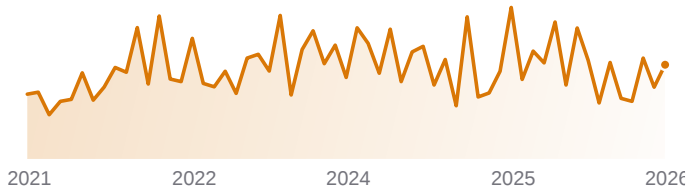
Sellers who sold at a gain

88%

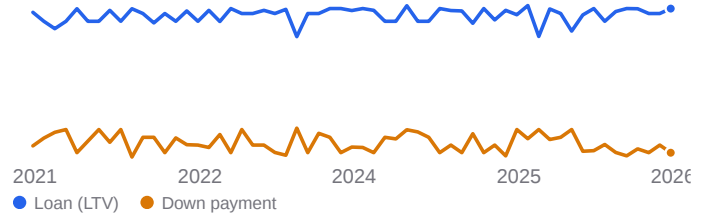


Median annualized return at resale

+5.8%

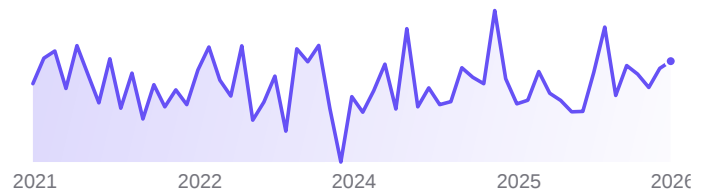


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



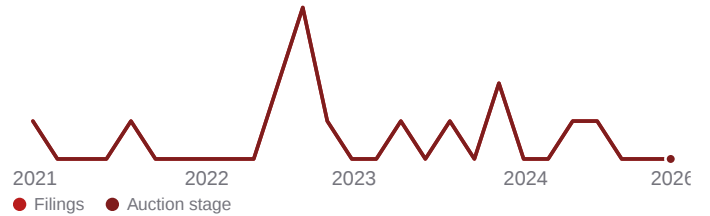
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,963
Median value (AVM)	\$136K
Median size	1,493 ft²
Median bedrooms	3
Median year built	1962
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.8%
Owner occupied	68%
Company owned	19%
Median loan-to-value	18%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	26,673
Density	153 / mi²
Median household income	\$60K
Average household income	\$75K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	78
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	19.9%
Unemployment	1.0%
Average temp	62°F
Annual precip	35 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.