

Fletcher 73541

ZIP code · OK · Oklahoma > Comanche County > Fletcher

BUYER'S MARKET

\$204K

MEDIAN SALE PRICE

-21.3%

1-YR CHANGE

49

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



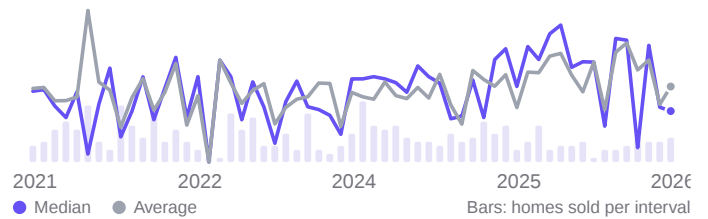
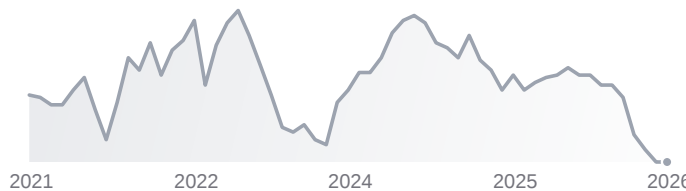
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$150K · Average \$207K

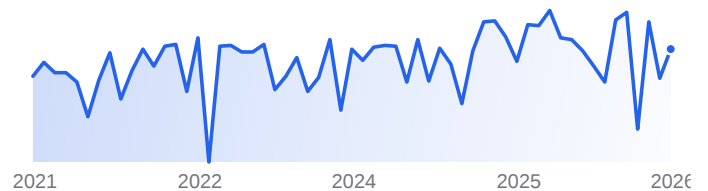
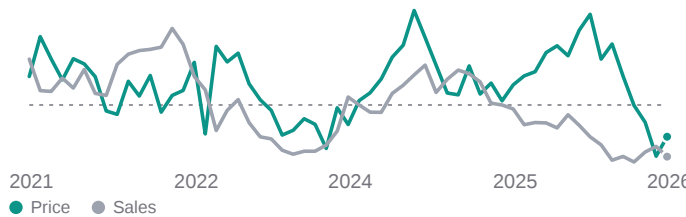


Growth (year over year)

Price -21.3% · Sales -34.7%

Price per square foot

\$132/ft²

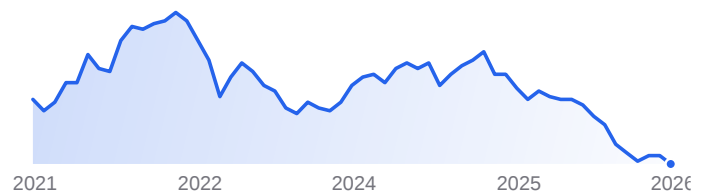


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

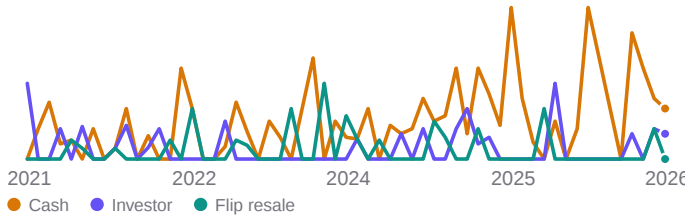
3.3%



BUYERS & OUTCOMES

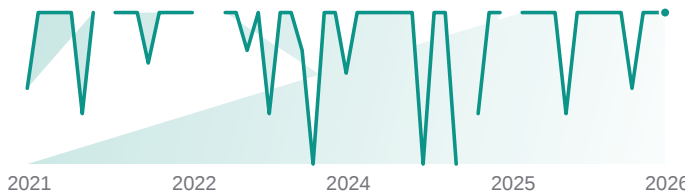
Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



Sellers who sold at a gain

100%

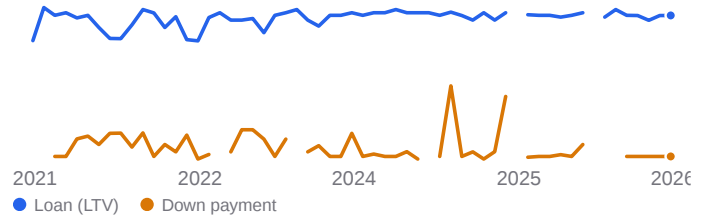


Median annualized return at resale

+2.7%

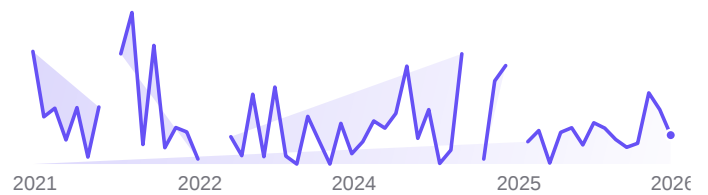


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



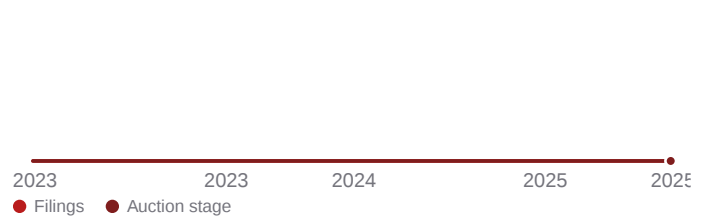
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,470
Median value (AVM)	\$224K
Median size	1,647 ft²
Median bedrooms	3
Median year built	1986
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	3.1%
Owner occupied	82%
Company owned	15%
Median loan-to-value	56%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	4,257
Density	44 / mi²
Median household income	\$60K
Average household income	\$96K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	99
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	13.3%
Unemployment	0.8%
Average temp	61°F
Annual precip	34 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.