

Frederick 73542

ZIP code · OK · Oklahoma > Tillman County > Frederick

SELLER'S MARKET

\$130K

MEDIAN SALE PRICE

+49.2%

1-YR CHANGE

53

SALES (12 MO)

\$48K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

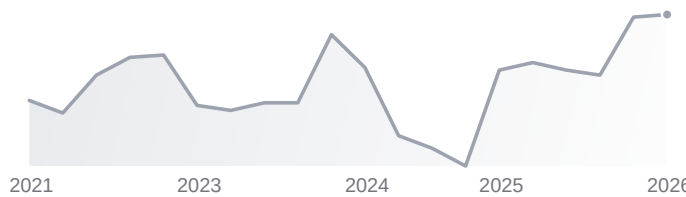
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

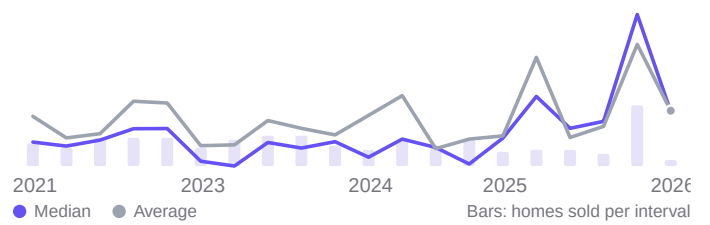
Market temperature (0–100)

70 / 100



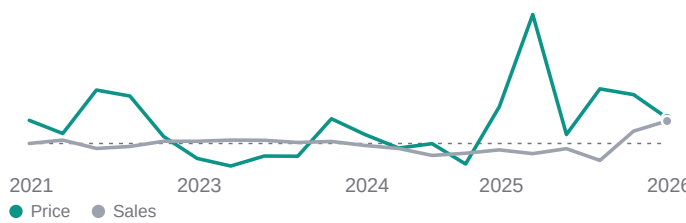
Sale prices

Median \$121K · Average \$122K



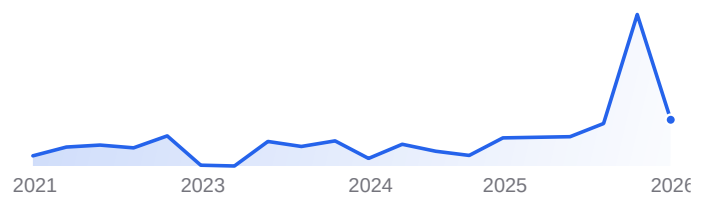
Growth (year over year)

Price +49.2% · Sales +43.2%



Price per square foot

\$76/ft²



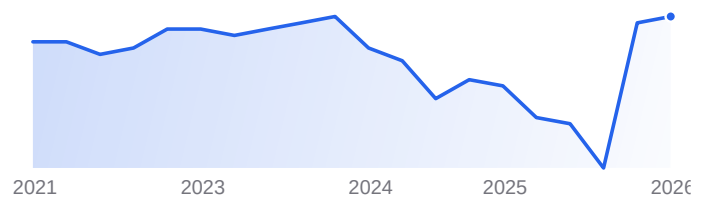
Sale premium vs estimated value

+1.7%



Annual turnover (share of homes sold)

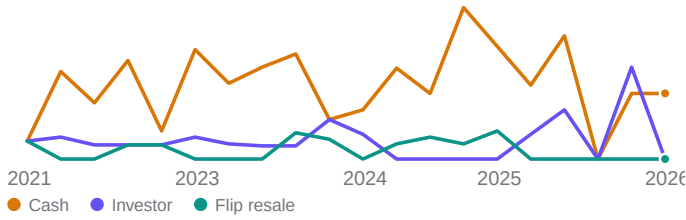
2.6%



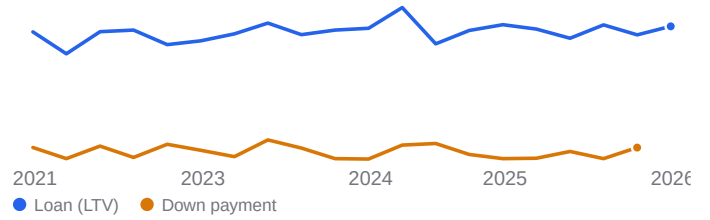
BUYERS & OUTCOMES

Buyer mix

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

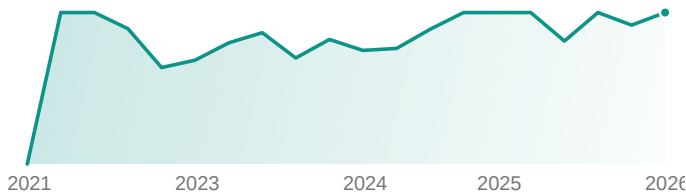


Financing (share of purchase price) Loan (LTV) 100% · Down payment 10%



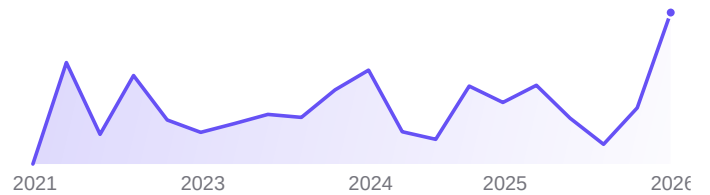
Sellers who sold at a gain

100%



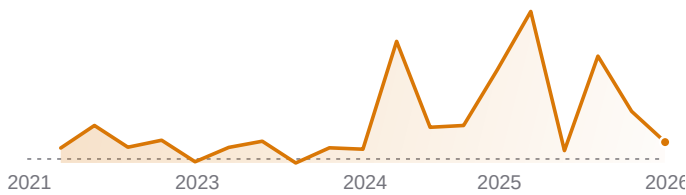
Typical hold before selling

15.6 yrs



Median annualized return at resale

+3.5%



HOUSING STOCK

Homes	2,069
Median value (AVM)	\$48K
Median size	1,353 ft²
Median bedrooms	3
Median year built	1951
Single family	92%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	3.2%
Owner occupied	63%
Company owned	12%
Median loan-to-value	0%

Typical ownership tenure

18.2 yrs

COMMUNITY

Population	4,134
Density	16 / mi²
Median household income	\$48K
Average household income	\$57K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	40
Homes occupied	73%
Bachelor's or higher	13%
Poverty rate	14.2%
Unemployment	0.9%
Average temp	63°F
Annual precip	31 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.