

Carter 73627

ZIP code · OK · Oklahoma > Beckham County > Carter

\$100K

MEDIAN SALE PRICE

-30.8%

1-YR CHANGE

1

SALES (12 MO)

\$117K

MEDIAN VALUE (AVM)

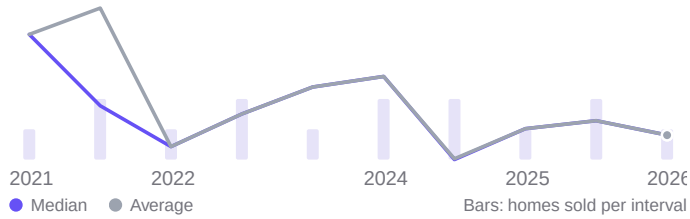
MARKET TRENDS (5 YEARS)

Sale prices

Median \$100K · Average \$100K

Growth (year over year)

Price -30.8% · Sales -85.7%

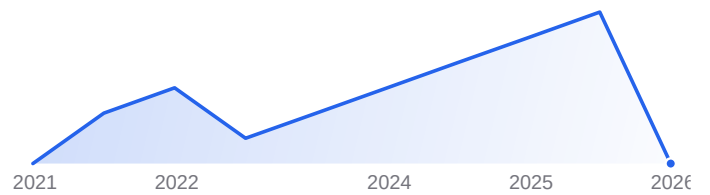


Price per square foot

\$49/ft²

Annual turnover (share of homes sold)

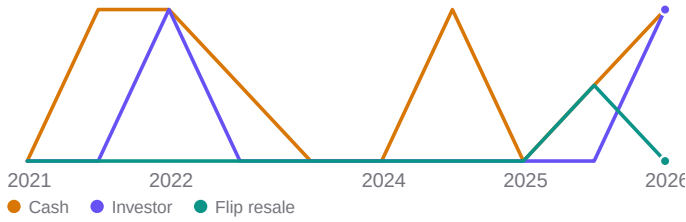
0.4%



BUYERS & OUTCOMES

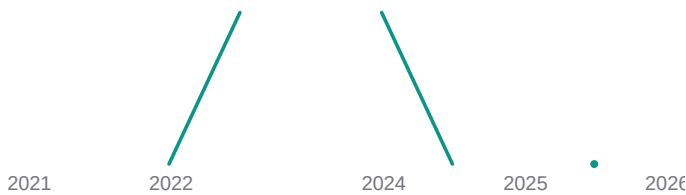
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



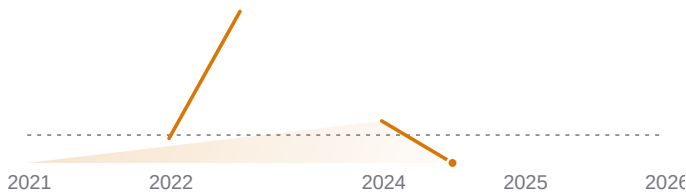
Sellers who sold at a gain

0%



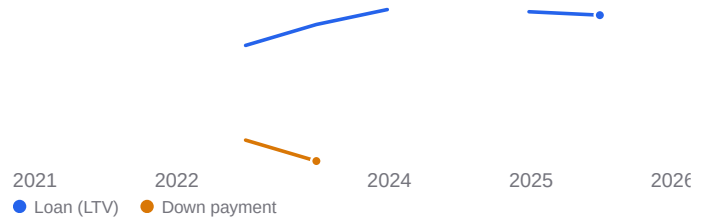
Median annualized return at resale

-13.7%



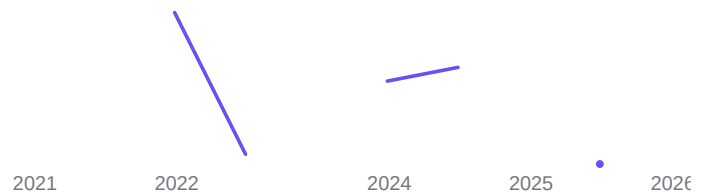
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 5.1%



Typical hold before selling

0.4 yrs



HOUSING STOCK

Homes	275
Median value (AVM)	\$117K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1965
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	8.7%
Median loan-to-value	9%
Typical ownership tenure	13.5 yrs

COMMUNITY

Population	1,184
Density	9 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	47
Homes occupied	81%
Bachelor's or higher	11%
Poverty rate	18.0%
Unemployment	0.6%
Average temp	60°F
Annual precip	28 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.