

Elk City 73644

ZIP code · OK · Oklahoma > Beckham County > Elk City

BALANCED MARKET

\$177K

MEDIAN SALE PRICE

+2.1%

1-YR CHANGE

190

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



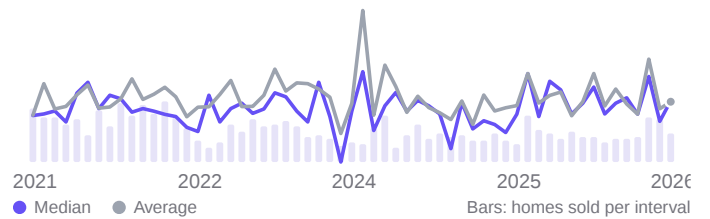
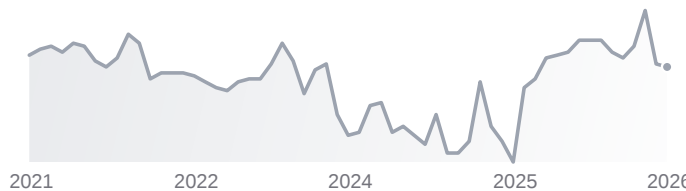
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$175K · Average \$173K

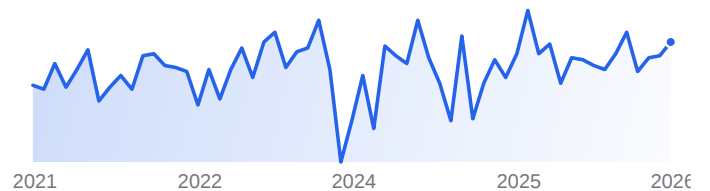
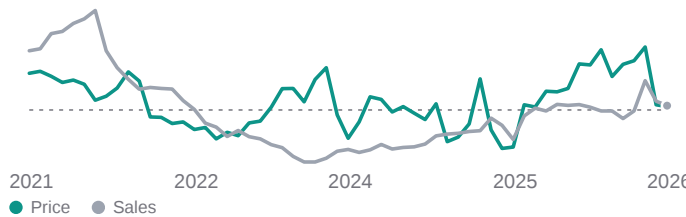


Growth (year over year)

Price +2.1% · Sales +2.7%

Price per square foot

\$114/ft²

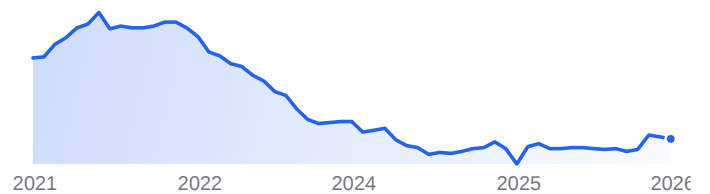


Sale premium vs estimated value

-8.4%

Annual turnover (share of homes sold)

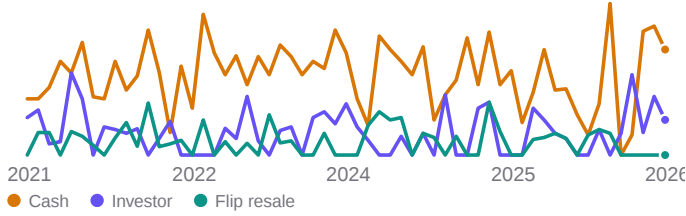
3.8%



BUYERS & OUTCOMES

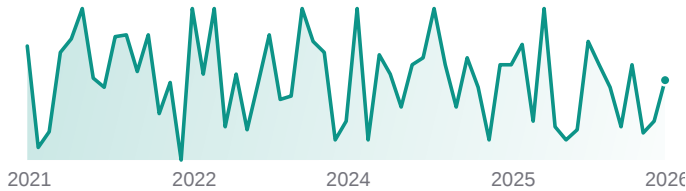
Buyer mix

Cash 38% · Investor 13% · Flip resale 0%



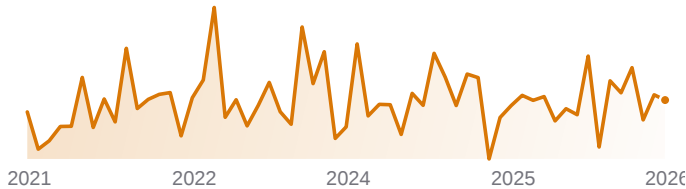
Sellers who sold at a gain

82%

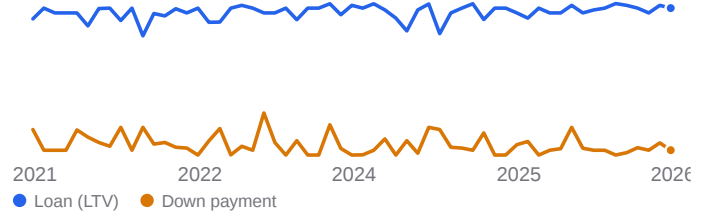


Median annualized return at resale

+3.6%



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



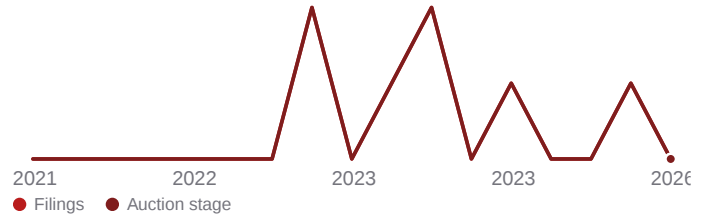
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,034
Median value (AVM)	\$163K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1976
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.5%
Owner occupied	76%
Company owned	18%
Median loan-to-value	45%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	13,198
Density	81 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	49
Homes occupied	82%
Bachelor's or higher	13%
Poverty rate	23.3%
Unemployment	1.1%
Average temp	59°F
Annual precip	28 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.