

# Erick 73645

ZIP code · OK · Oklahoma > Beckham County > Erick

STRONG BUYER'S MARKET

\$200K

MEDIAN SALE PRICE

+70.9%

1-YR CHANGE

8

SALES (12 MO)

\$60K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 6 / 100



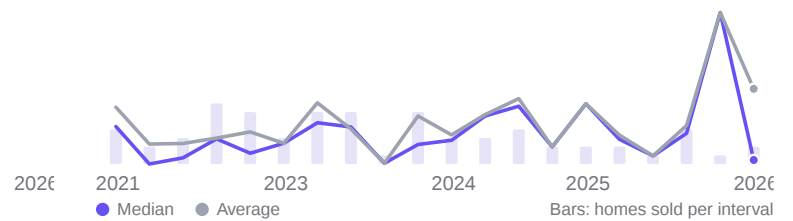
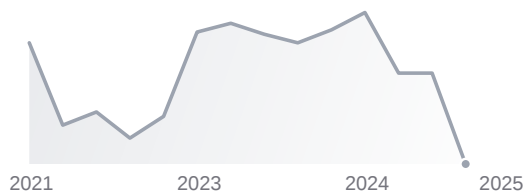
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

6 / 100

Sale prices

Median \$25K · Average \$194K

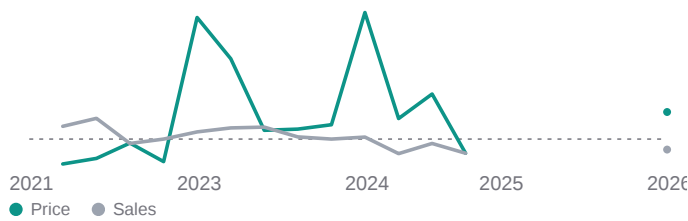


Growth (year over year)

Price +70.9% · Sales -27.3%

Price per square foot

\$14/ft²

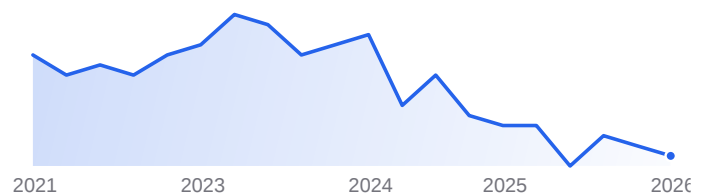


Sale premium vs estimated value

-9.2%

Annual turnover (share of homes sold)

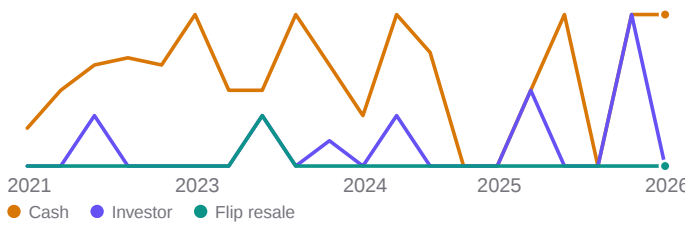
1.3%



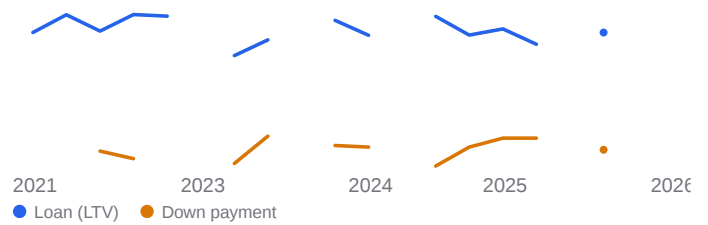
## BUYERS & OUTCOMES

### Buyer mix

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

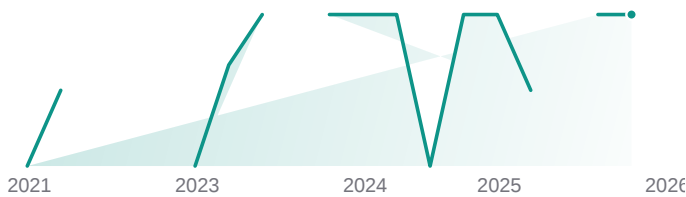


### Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



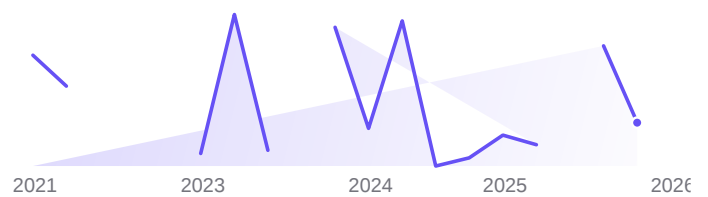
### Sellers who sold at a gain

100%



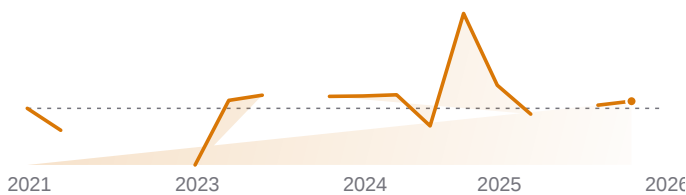
### Typical hold before selling

4.6 yrs



### Median annualized return at resale

+4.6%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 635       |
| Median value (AVM) | \$60K     |
| Median size        | 1,424 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1953      |
| Single family      | 78%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 76%      |
| Underwater (LTV 125% or more) | 3.4%     |
| Owner occupied                | 65%      |
| Company owned                 | 8.4%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 12.9 yrs |

## COMMUNITY

|                                  |                |
|----------------------------------|----------------|
| Population                       | <b>1,336</b>   |
| Density                          | <b>7 / mi²</b> |
| Median household income          | <b>\$41K</b>   |
| Average household income         | <b>\$59K</b>   |
| Crime index (US avg 100)         | <b>148</b>     |
| Air pollution index (US avg 100) | <b>82</b>      |
| Earthquake index (US avg 100)    | <b>44</b>      |
| Homes occupied                   | <b>82%</b>     |
| Bachelor's or higher             | <b>11%</b>     |
| Poverty rate                     | <b>31.7%</b>   |
| Unemployment                     | <b>0.8%</b>    |
| Average temp                     | <b>60°F</b>    |
| Annual precip                    | <b>26 in</b>   |
| Sunshine                         | <b>62%</b>     |

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.