

# Thomas 73669

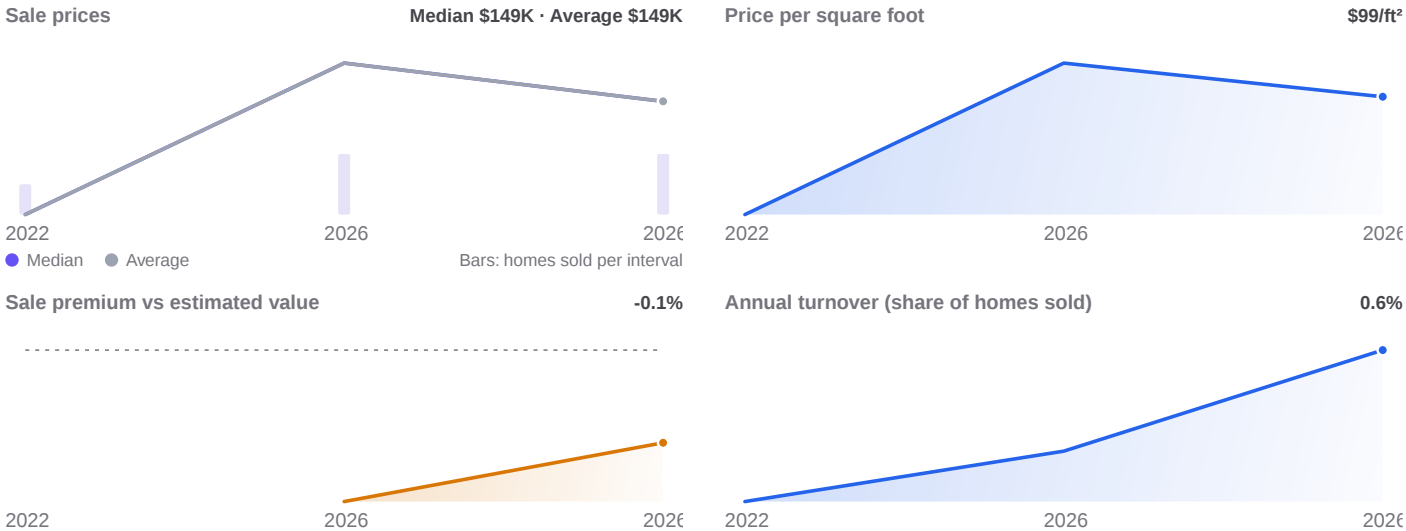
ZIP code · OK · Oklahoma > Custer County > Thomas

**\$144K**  
 MEDIAN SALE PRICE

**4**  
 SALES (12 MO)

**\$154K**  
 MEDIAN VALUE (AVM)

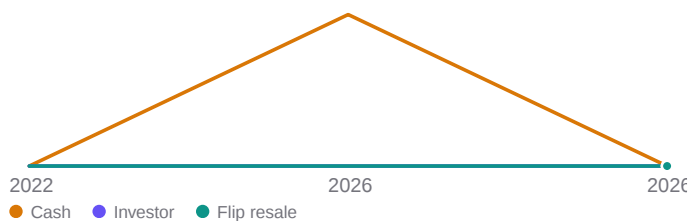
## MARKET TRENDS (5 YEARS)



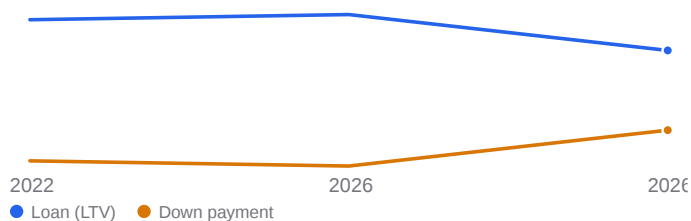
## BUYERS & OUTCOMES

### Buyer mix

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



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 683       |
| Median value (AVM) | \$154K    |
| Median size        | 1,600 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1960      |
| Single family      | 79%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 73%     |
| Underwater (LTV 125% or more) | 2.7%    |
| Owner occupied                | 78%     |
| Company owned                 | 20%     |
| Median loan-to-value          | 29%     |
| Typical ownership tenure      | 8.3 yrs |

## COMMUNITY

|                         |         |
|-------------------------|---------|
| Population              | 1,897   |
| Density                 | 9 / mi² |
| Median household income | \$63K   |

|                                  |              |
|----------------------------------|--------------|
| Average household income         | <b>\$71K</b> |
| Crime index (US avg 100)         | <b>122</b>   |
| Air pollution index (US avg 100) | <b>87</b>    |
| Earthquake index (US avg 100)    | <b>61</b>    |
| Homes occupied                   | <b>83%</b>   |
| Bachelor's or higher             | <b>16%</b>   |
| Poverty rate                     | <b>13.8%</b> |
| Unemployment                     | <b>0.8%</b>  |
| Average temp                     | <b>59°F</b>  |
| Annual precip                    | <b>30 in</b> |
| Sunshine                         | <b>62%</b>   |

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.