

Dover 73734

ZIP code · OK · Oklahoma > Kingfisher County > Dover

STRONG SELLER'S MARKET

\$129K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

Balanced

Seller's market

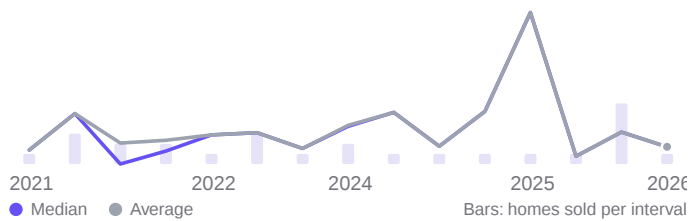
MARKET TRENDS (5 YEARS)

Sale prices

Median \$95K · Average \$95K

Growth (year over year)

Price -19.2% · Sales +50.0%

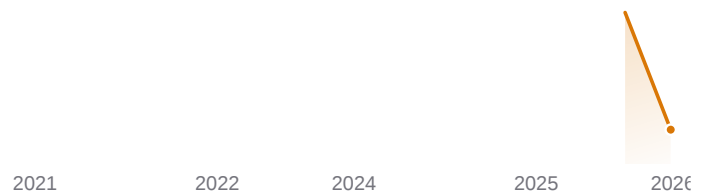


Price per square foot

\$128/ft²

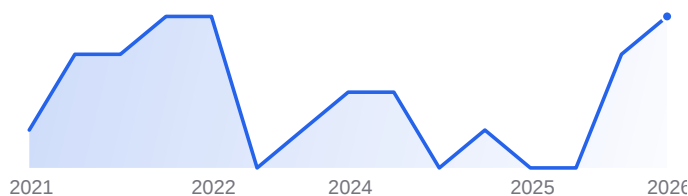
Sale premium vs estimated value

+6.2%



Annual turnover (share of homes sold)

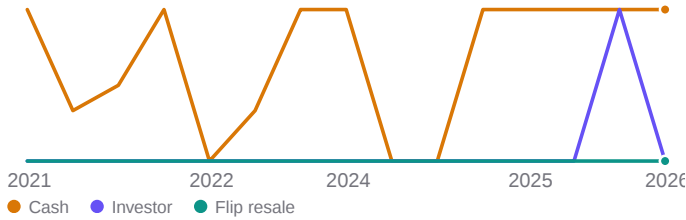
2.3%



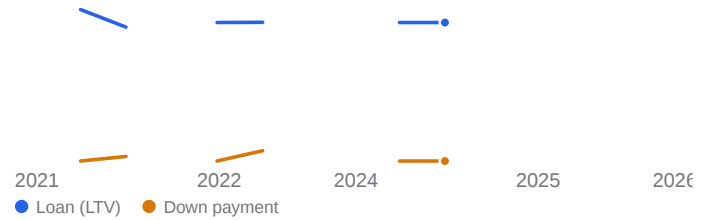
BUYERS & OUTCOMES

Buyer mix

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

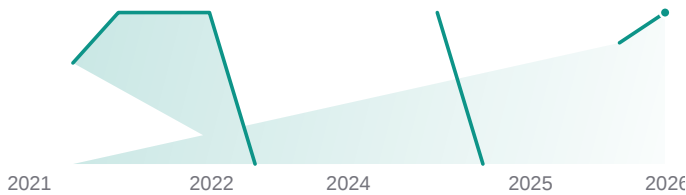


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



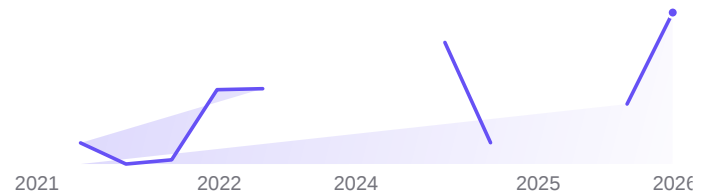
Sellers who sold at a gain

100%



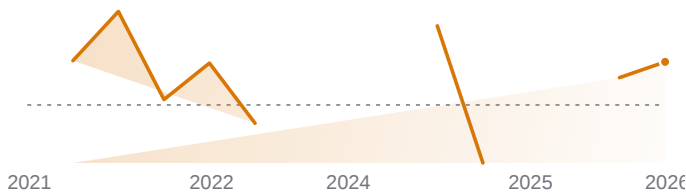
Typical hold before selling

16.3 yrs



Median annualized return at resale

+7.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	345
Median value (AVM)	\$246K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1974
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	84%
Underwater (LTV 125% or more)	1.2%
Owner occupied	64%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	784
Density	6 / mi ²
Median household income	\$67K
Average household income	\$87K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	75
Earthquake index (US avg 100)	82
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	15.2%
Unemployment	0.8%
Average temp	60°F
Annual precip	33 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.