

Manchester 73758

ZIP code · OK · Oklahoma > Grant County > Manchester

\$331K

MEDIAN SALE PRICE

+845.3%

1-YR CHANGE

3

SALES (12 MO)

\$121K

MEDIAN VALUE (AVM)

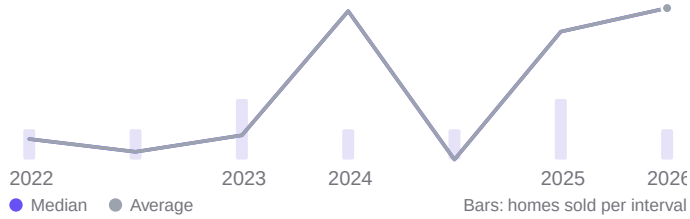
MARKET TRENDS (5 YEARS)

Sale prices

Median \$331K · Average \$331K

Growth (year over year)

Price +845.3% · Sales +200.0%



Price per square foot

\$195/ft²

Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

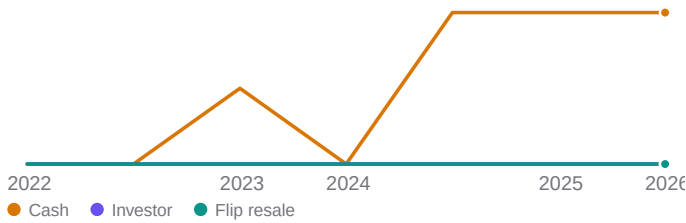
3.2%



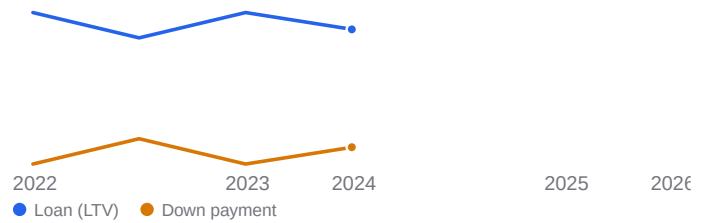
BUYERS & OUTCOMES

Buyer mix

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

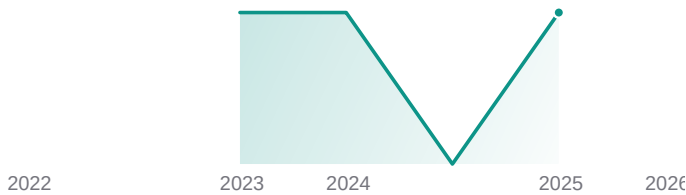


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



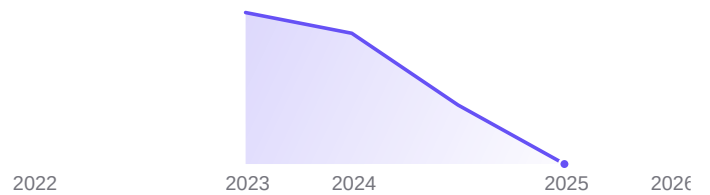
Sellers who sold at a gain

100%



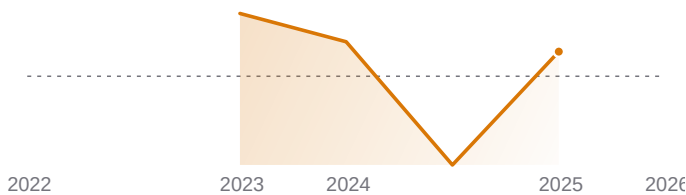
Typical hold before selling

2.1 yrs



Median annualized return at resale

+2.7%



HOUSING STOCK

Homes	95
Median value (AVM)	\$121K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1948
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	89%
Underwater (LTV 125% or more)	2.2%
Owner occupied	65%
Company owned	26%
Median loan-to-value	0%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	306
Density	3 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	29
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	11.5%
Unemployment	0.8%
Average temp	59°F
Annual precip	32 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.