

Medford 73759

ZIP code · OK · Oklahoma > Grant County > Medford

BUYER'S MARKET

\$120K

MEDIAN SALE PRICE

-7.7%

1-YR CHANGE

22

SALES (12 MO)

\$126K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



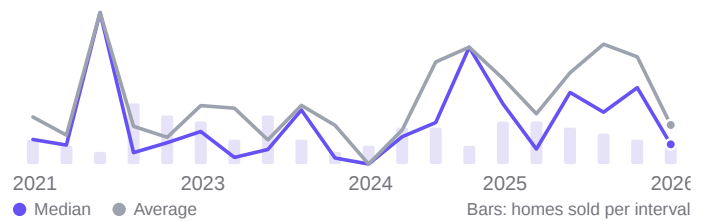
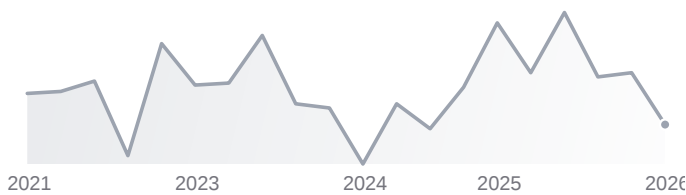
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$70K · Average \$98K

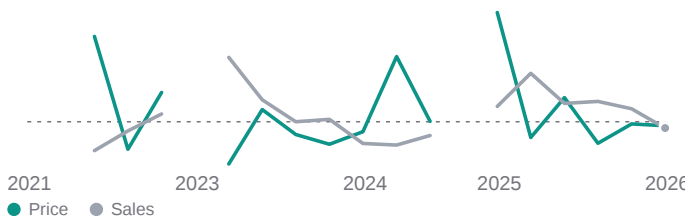


Growth (year over year)

Price -7.7% · Sales -12.0%

Price per square foot

\$64/ft²

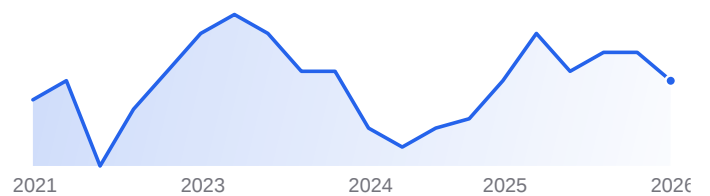


Sale premium vs estimated value

-22.5%

Annual turnover (share of homes sold)

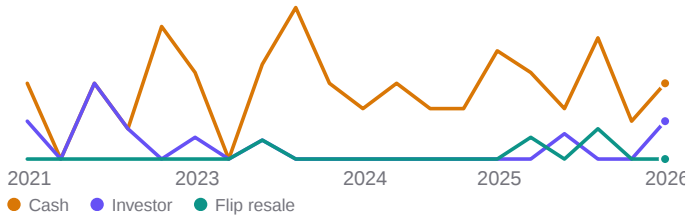
3.1%



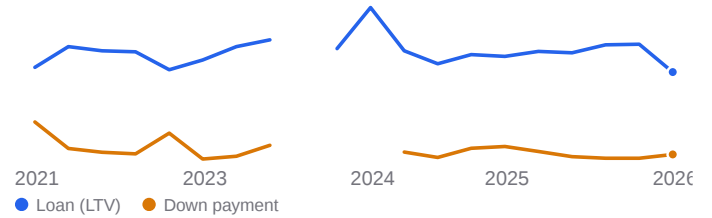
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 25% · Flip resale 0%

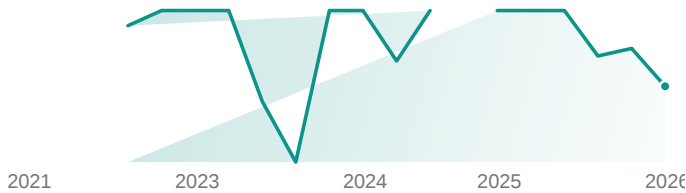


Financing (share of purchase price) Loan (LTV) 75% · Down payment 5.0%



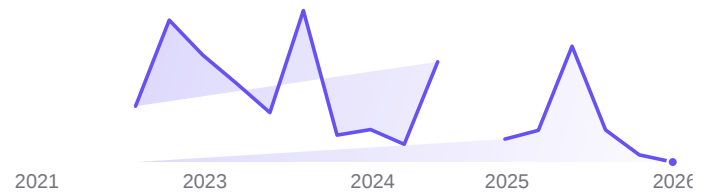
Sellers who sold at a gain

50%



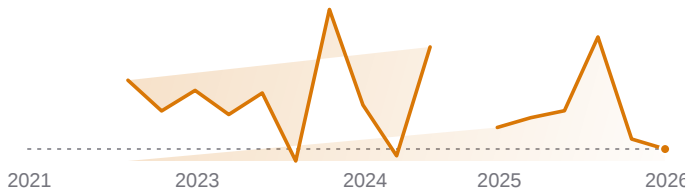
Typical hold before selling

1.9 yrs



Median annualized return at resale

+0.0%



HOUSING STOCK

Homes	719
Median value (AVM)	\$126K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1959
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.5%
Owner occupied	66%
Company owned	24%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	1,219
Density	4 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	31
Homes occupied	84%
Bachelor's or higher	17%
Poverty rate	13.9%
Unemployment	0.7%
Average temp	59°F
Annual precip	34 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.