

Watonga 73772

ZIP code · OK · Oklahoma > Blaine County > Watonga

BUYER'S MARKET

\$81K

MEDIAN SALE PRICE

-43.9%

1-YR CHANGE

42

SALES (12 MO)

\$100K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



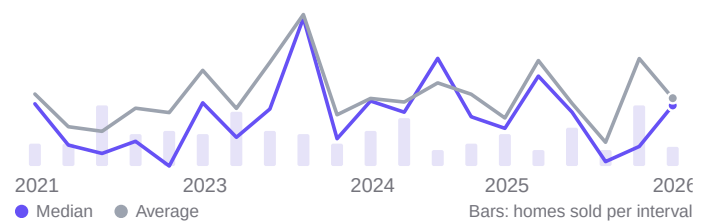
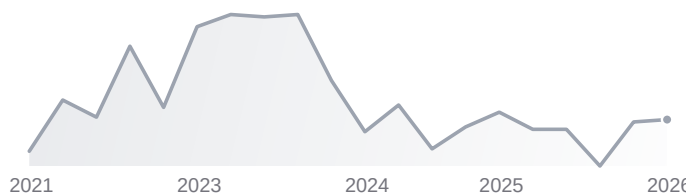
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$138K · Average \$148K

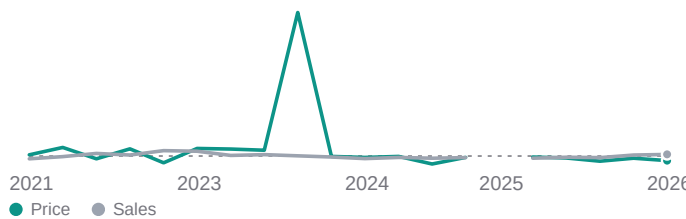


Growth (year over year)

Price -43.9% · Sales +16.7%

Price per square foot

\$76/ft²

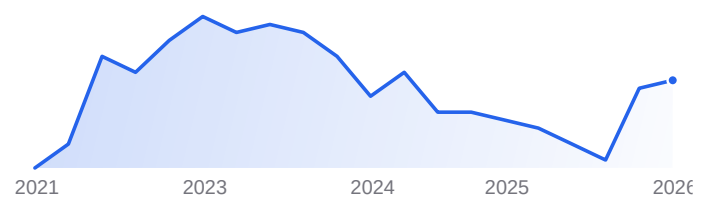


Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

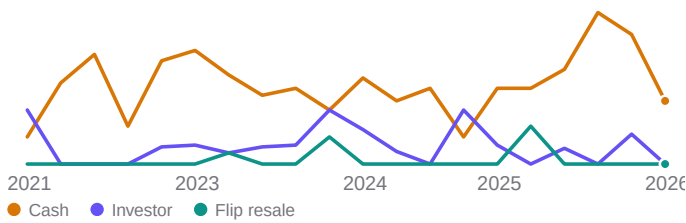
2.7%



BUYERS & OUTCOMES

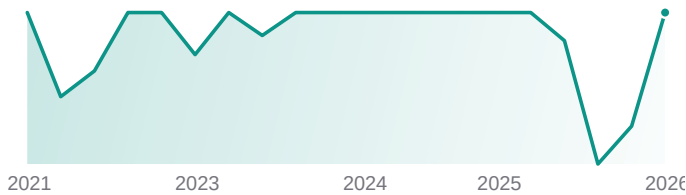
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



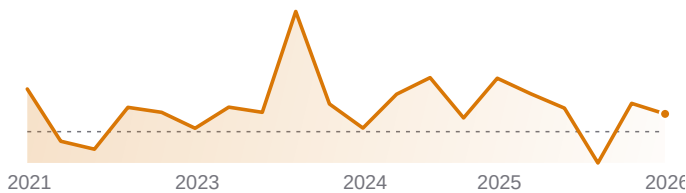
Sellers who sold at a gain

100%



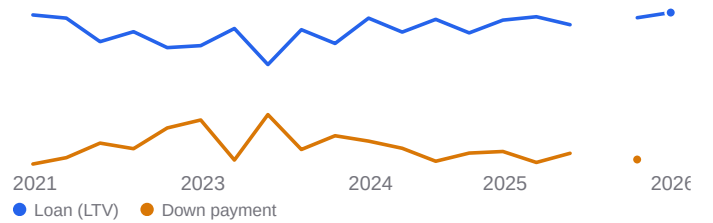
Median annualized return at resale

+3.7%



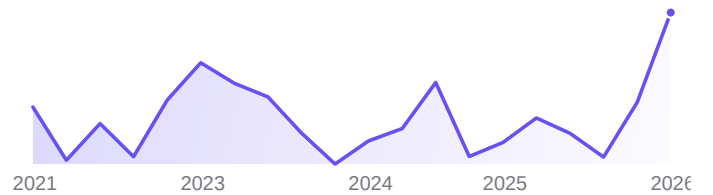
Financing (share of purchase price)

Loan (LTV) 101% · Down payment 3.7%



Typical hold before selling

20.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,566
Median value (AVM)	\$100K
Median size	1,411 ft²
Median bedrooms	3
Median year built	1968
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.8%
Owner occupied	65%
Company owned	24%
Median loan-to-value	0%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	3,559
Density	18 / mi²
Median household income	\$54K
Average household income	\$70K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	71
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	13.3%
Unemployment	0.6%
Average temp	60°F
Annual precip	31 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.