

Waukomis 73773

ZIP code · OK · Oklahoma > Garfield County > Waukomis

BUYER'S MARKET

\$80K

MEDIAN SALE PRICE

-19.6%

1-YR CHANGE

13

SALES (12 MO)

\$134K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



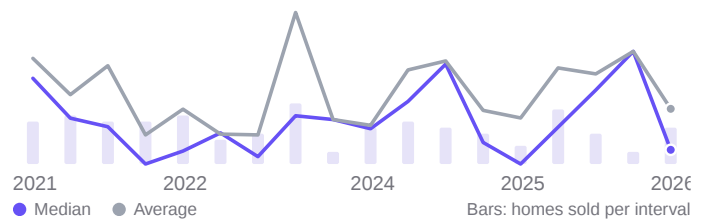
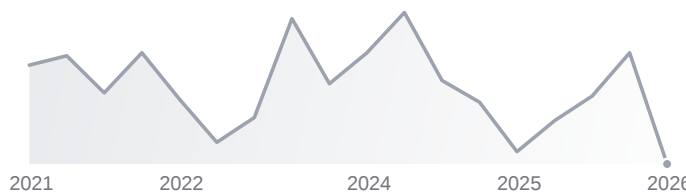
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$81K · Average \$128K

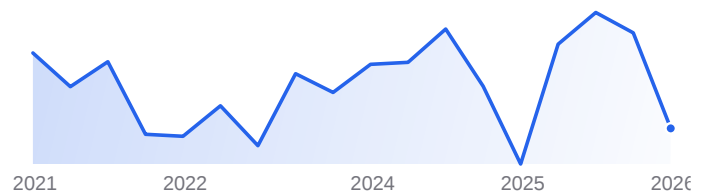
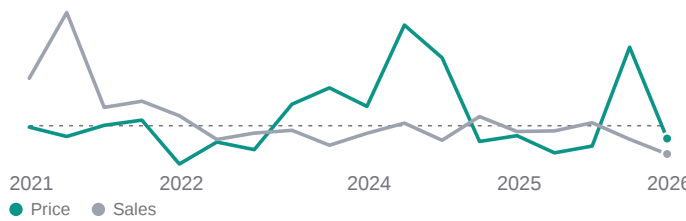


Growth (year over year)

Price -19.6% · Sales -43.5%

Price per square foot

\$62/ft²

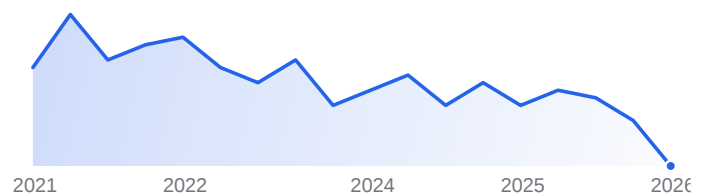
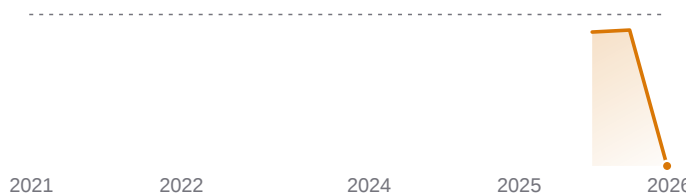


Sale premium vs estimated value

-29.5%

Annual turnover (share of homes sold)

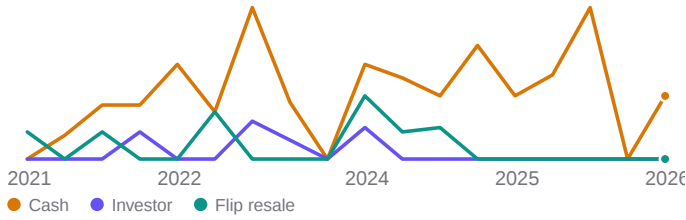
1.9%



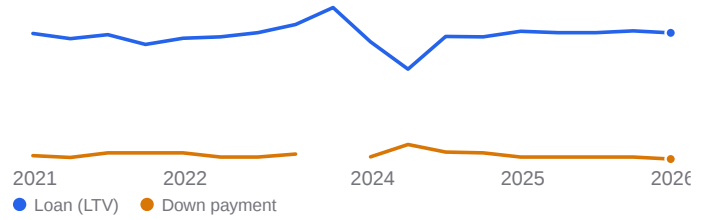
BUYERS & OUTCOMES

Buyer mix

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

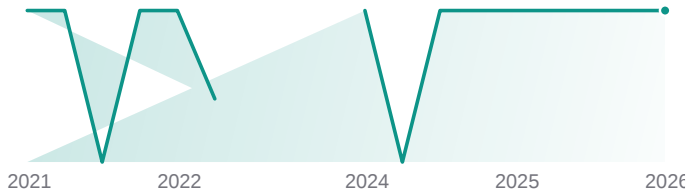


Financing (share of purchase price) Loan (LTV) 98% · Down payment 0.2%



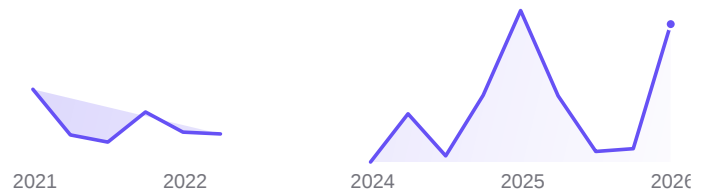
Sellers who sold at a gain

100%



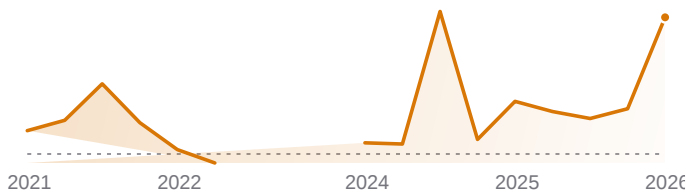
Typical hold before selling

17.6 yrs



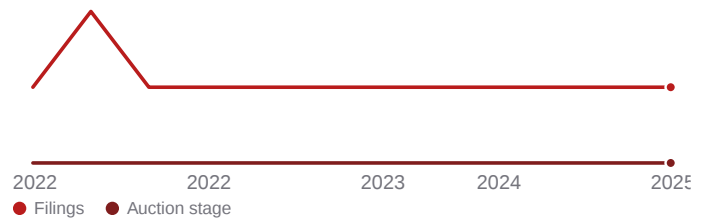
Median annualized return at resale

+21.5%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	698
Median value (AVM)	\$134K
Median size	1,427 ft²
Median bedrooms	3
Median year built	1972
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.0%
Owner occupied	78%
Company owned	18%
Median loan-to-value	25%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	2,017
Density	21 / mi²
Median household income	\$74K
Average household income	\$105K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	57
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	11.6%
Unemployment	1.0%
Average temp	60°F
Annual precip	33 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.