

Copan 74022

ZIP code · OK · Oklahoma · Washington County · Copan

BALANCED MARKET

\$104K

MEDIAN SALE PRICE

-38.6%

1-YR CHANGE

25

SALES (12 MO)

\$153K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

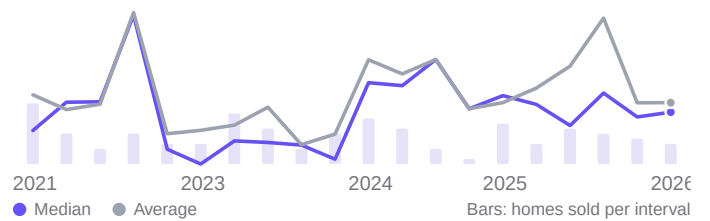
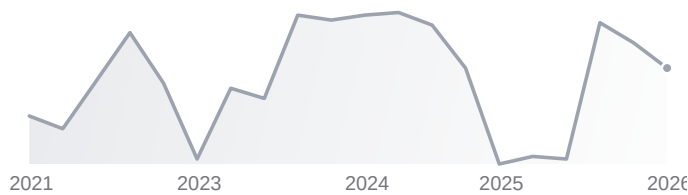
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$135K · Average \$149K

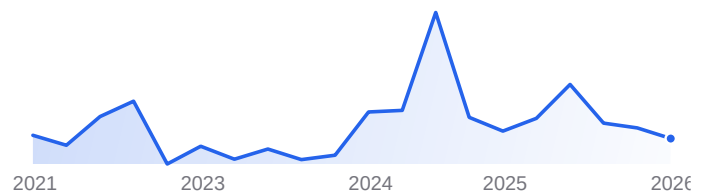
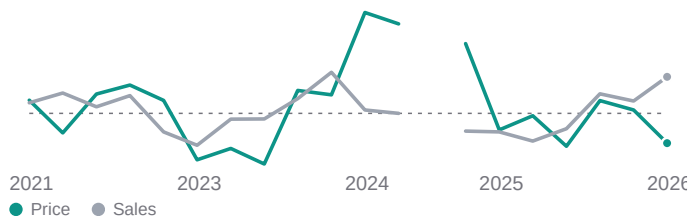


Growth (year over year)

Price -38.6% · Sales +47.1%

Price per square foot

\$80/ft²

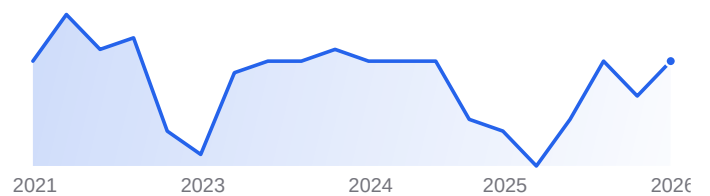


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

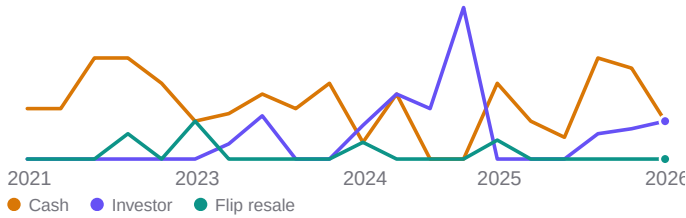
3.5%



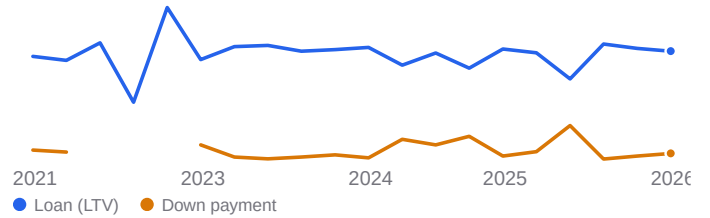
BUYERS & OUTCOMES

Buyer mix

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

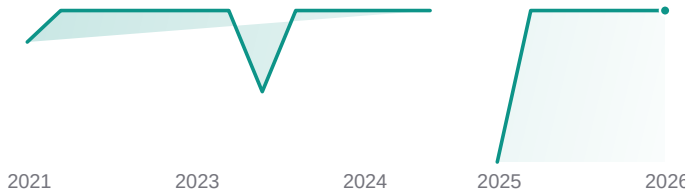


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



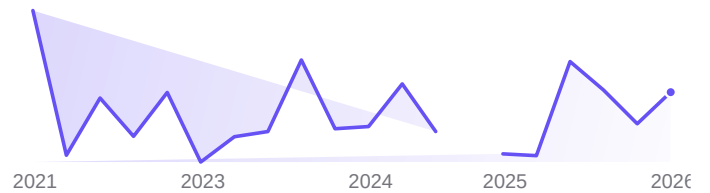
Sellers who sold at a gain

100%



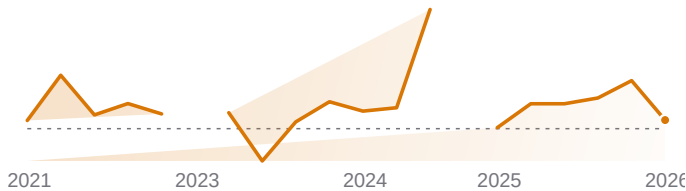
Typical hold before selling

6.0 yrs



Median annualized return at resale

+3.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	722
Median value (AVM)	\$153K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1978
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	4.0%
Owner occupied	80%
Company owned	18%
Median loan-to-value	28%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	1,874
Density	15 / mi²
Median household income	\$56K
Average household income	\$76K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	21
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	58°F
Annual precip	39 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.