

Colcord 74338

ZIP code · OK · Oklahoma > Delaware County > Colcord

BALANCED MARKET

\$870K

MEDIAN SALE PRICE

+407.0%

1-YR CHANGE

37

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



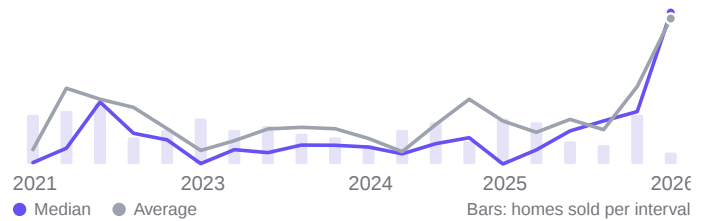
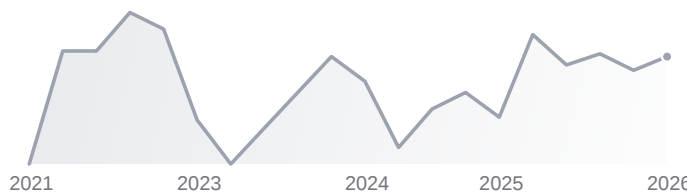
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$600K · Average \$580K

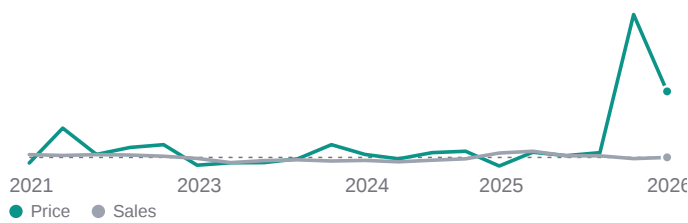


Growth (year over year)

Price +407.0% · Sales +0.0%

Price per square foot

\$251/ft²

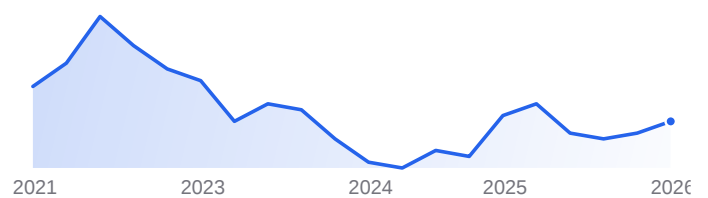


Sale premium vs estimated value

+18.3%

Annual turnover (share of homes sold)

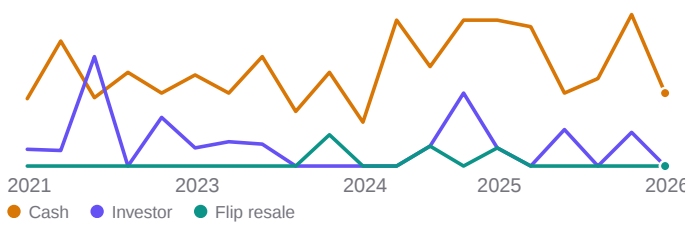
2.3%



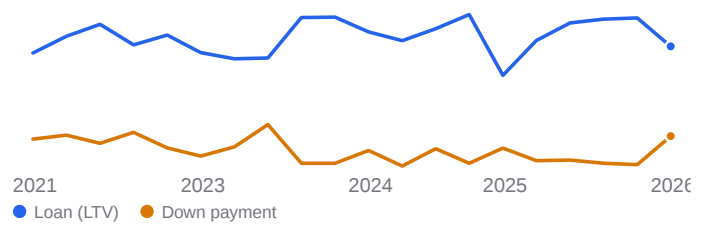
BUYERS & OUTCOMES

Buyer mix

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

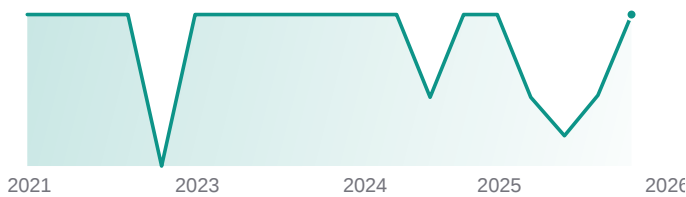


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



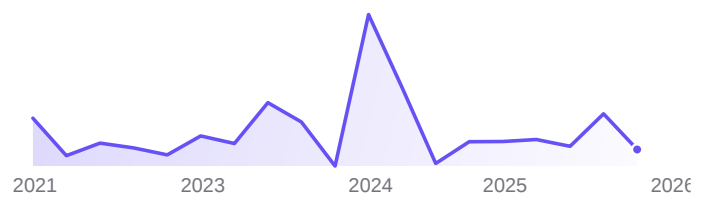
Sellers who sold at a gain

100%



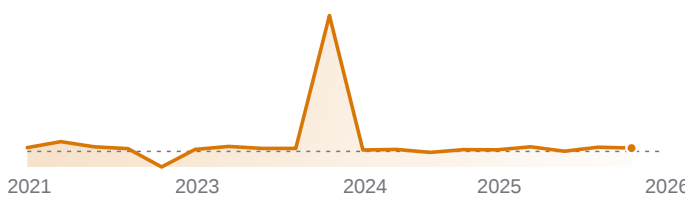
Typical hold before selling

3.0 yrs



Median annualized return at resale

+15.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,580
Median value (AVM)	\$264K
Median size	1,448 ft²
Median bedrooms	3
Median year built	1995
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.1%
Owner occupied	75%
Company owned	19%
Median loan-to-value	10%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	5,805
Density	39 / mi²
Median household income	\$49K
Average household income	\$67K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	36
Homes occupied	87%
Bachelor's or higher	11%
Poverty rate	20.7%
Unemployment	1.0%
Average temp	59°F
Annual precip	48 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.