

Eucha 74342

ZIP code · OK · Oklahoma > Delaware County

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

57

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

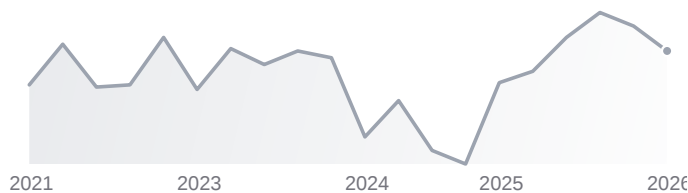
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

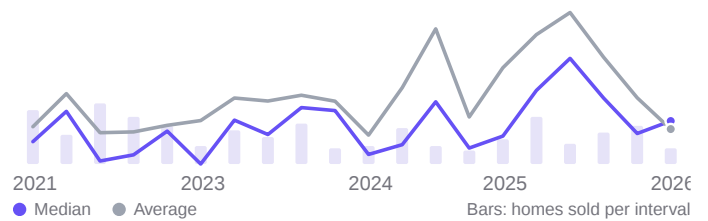
Market temperature (0–100)

58 / 100



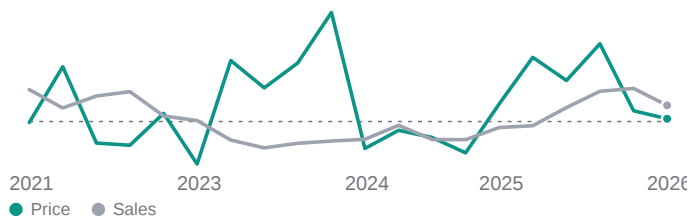
Sale prices

Median \$265K · Average \$240K



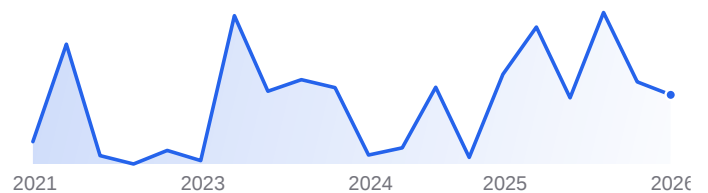
Growth (year over year)

Price +4.1% · Sales +23.9%



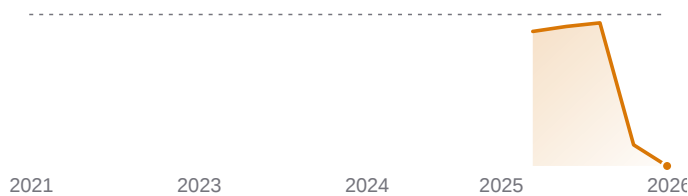
Price per square foot

\$180/ft²



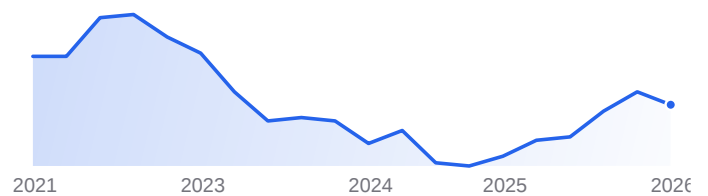
Sale premium vs estimated value

-15.8%



Annual turnover (share of homes sold)

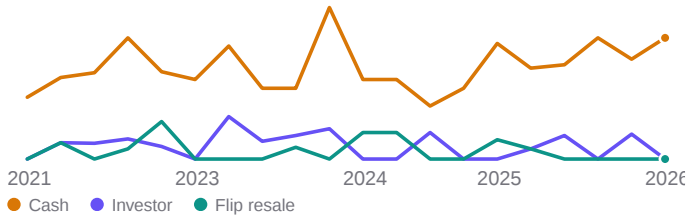
3.1%



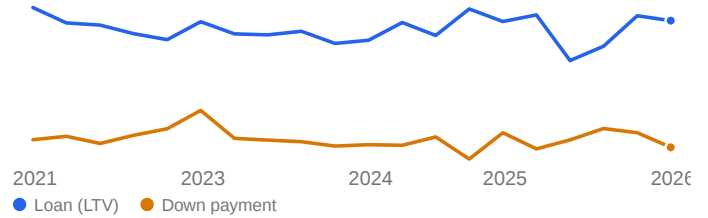
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 0%

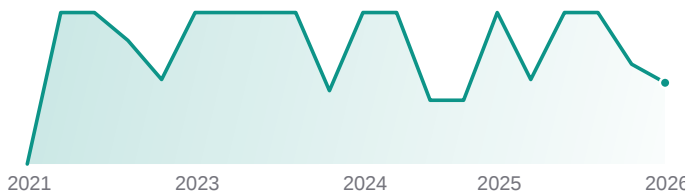


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



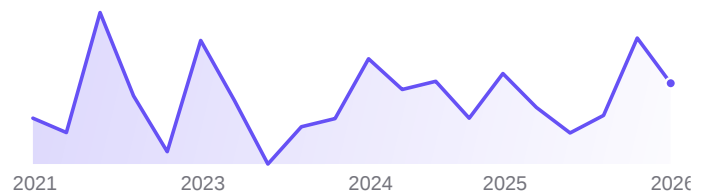
Sellers who sold at a gain

80%



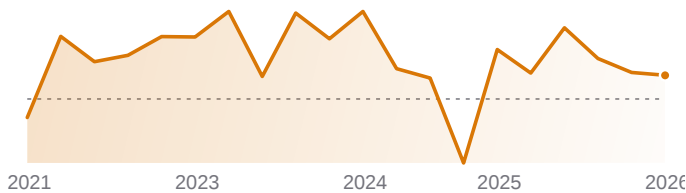
Typical hold before selling

4.4 yrs



Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,854
Median value (AVM)	\$288K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1993
Single family	68%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.9%
Owner occupied	45%
Company owned	27%
Median loan-to-value	0%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	2,794
Density	34 / mi ²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	31
Homes occupied	58%
Bachelor's or higher	8%
Poverty rate	18.8%
Unemployment	0.8%
Average temp	59°F
Annual precip	46 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.