

Blackwell 74631

ZIP code · OK · Oklahoma · Kay County · Blackwell

BALANCED MARKET

\$64K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

101

SALES (12 MO)

\$64K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



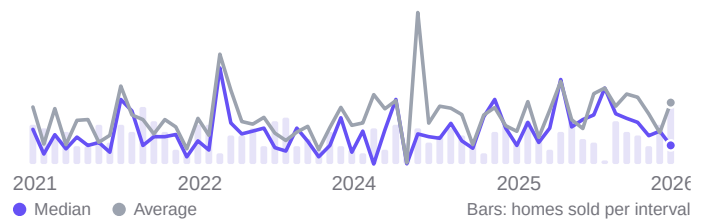
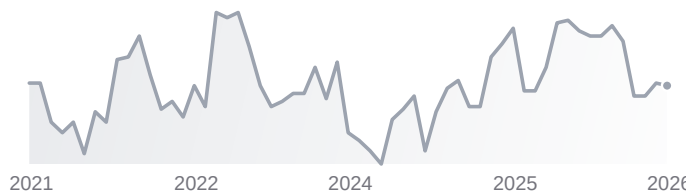
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$50K · Average \$125K

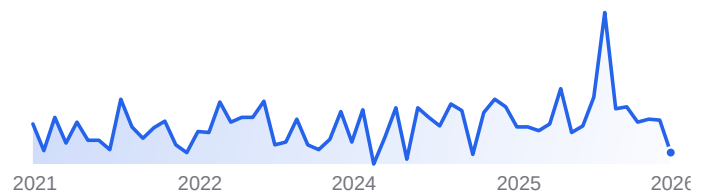
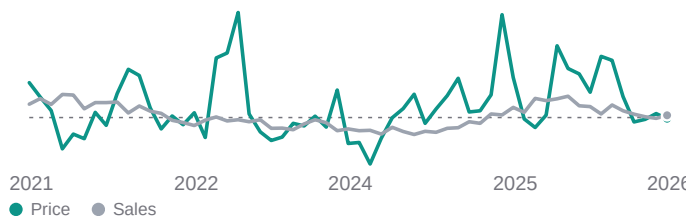


Growth (year over year)

Price -1.5% · Sales +3.1%

Price per square foot

\$27/ft²

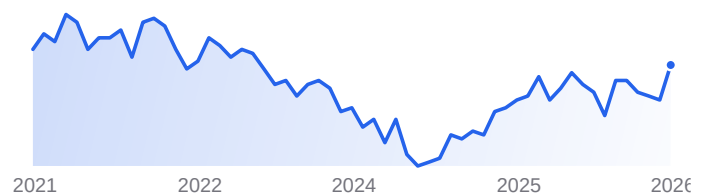


Sale premium vs estimated value

-20.1%

Annual turnover (share of homes sold)

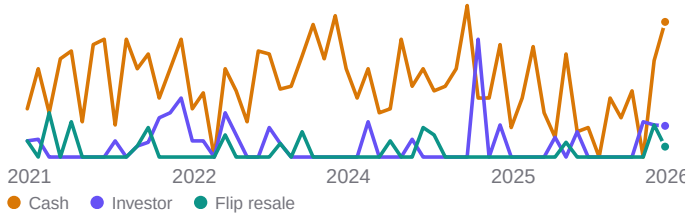
3.3%



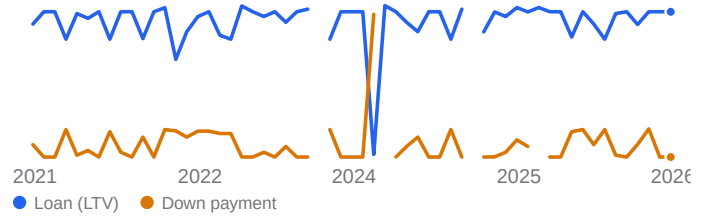
BUYERS & OUTCOMES

Buyer mix

Cash 76% · Investor 18% · Flip resale 5.9%

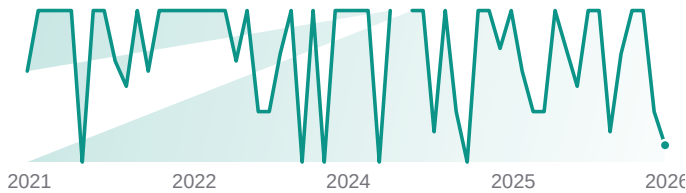


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



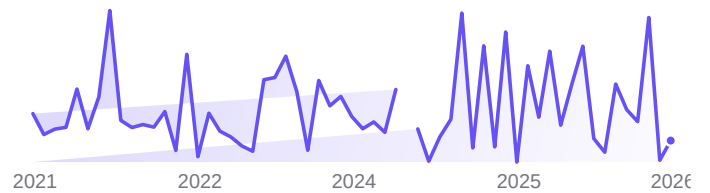
Sellers who sold at a gain

56%



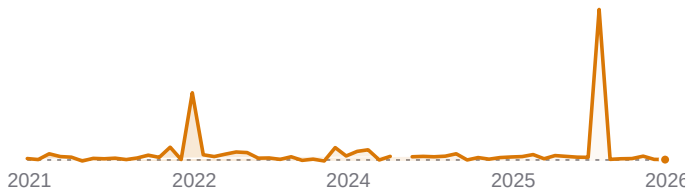
Typical hold before selling

2.6 yrs



Median annualized return at resale

+0.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,084
Median value (AVM)	\$64K
Median size	1,255 ft²
Median bedrooms	3
Median year built	1940
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.8%
Owner occupied	68%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	8.0 yrs

COMMUNITY

Population	6,674
Density	64 / mi²
Median household income	\$54K
Average household income	\$65K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	32
Homes occupied	77%
Bachelor's or higher	9%
Poverty rate	14.4%
Unemployment	1.0%
Average temp	59°F
Annual precip	36 in
Sunshine	62%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.