

Hunter 74640

ZIP code · OK · Oklahoma > Garfield County > Hunter

\$703K

MEDIAN SALE PRICE

+226.7%

1-YR CHANGE

3

SALES (12 MO)

\$125K

MEDIAN VALUE (AVM)

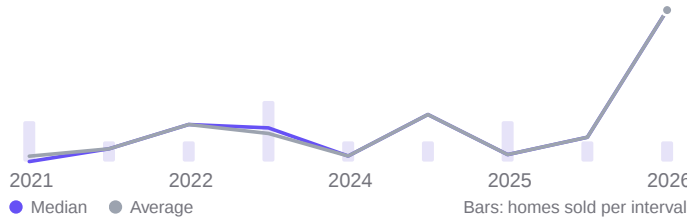
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.2M · Average \$1.2M

Growth (year over year)

Price +226.7% · Sales -50.0%

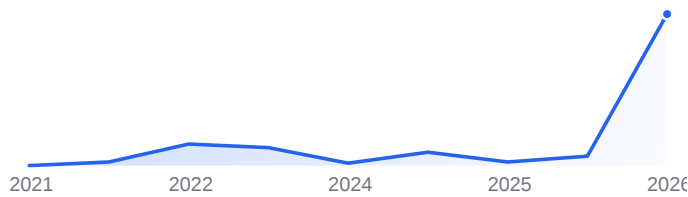


Price per square foot

\$905/ft²

Sale premium vs estimated value

+767.2%



Annual turnover (share of homes sold)

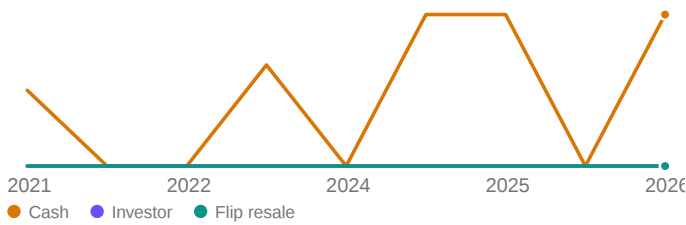
1.8%



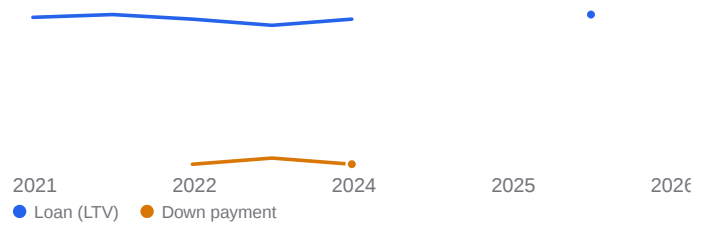
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

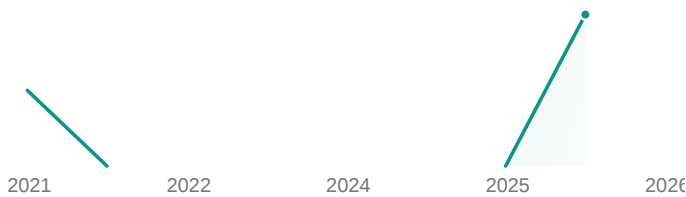


Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.0%



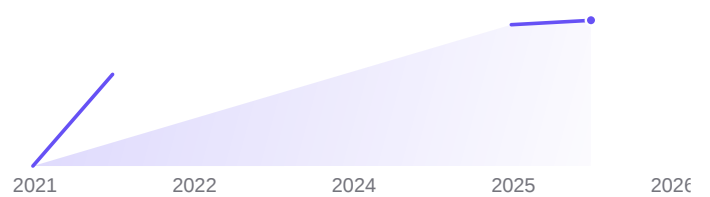
Sellers who sold at a gain

100%



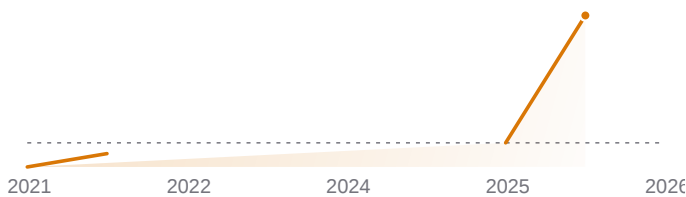
Typical hold before selling

17.7 yrs



Median annualized return at resale

+9.0%



HOUSING STOCK

Homes	165
Median value (AVM)	\$125K
Median size	1,609 ft²
Median bedrooms	3
Median year built	1962
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	3.6%
Owner occupied	73%
Company owned	25%
Median loan-to-value	0%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	449
Density	5 / mi ²
Median household income	\$94K
Average household income	\$108K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	40
Homes occupied	87%
Bachelor's or higher	19%
Poverty rate	8.1%
Unemployment	1.0%
Average temp	59°F
Annual precip	34 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.