

Tonkawa 74653

ZIP code · OK · Oklahoma > Kay County > Tonkawa

BALANCED MARKET

\$104K

MEDIAN SALE PRICE

-26.0%

1-YR CHANGE

64

SALES (12 MO)

\$94K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



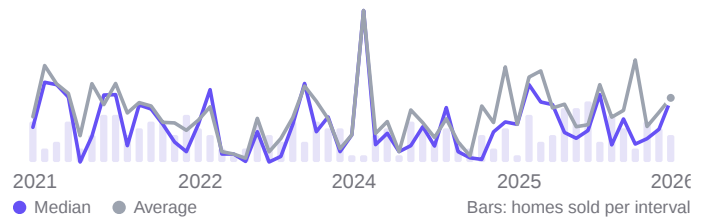
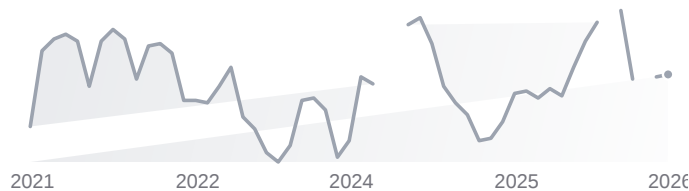
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$150K · Average \$154K

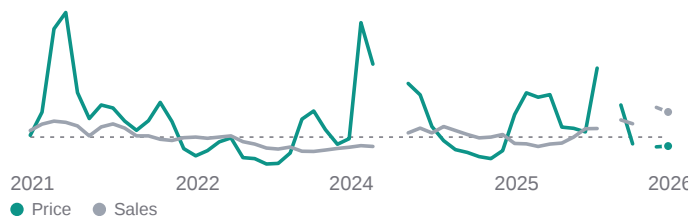


Growth (year over year)

Price -26.0% · Sales +73.0%

Price per square foot

\$117/ft²



Sale premium vs estimated value

+1.8%

Annual turnover (share of homes sold)

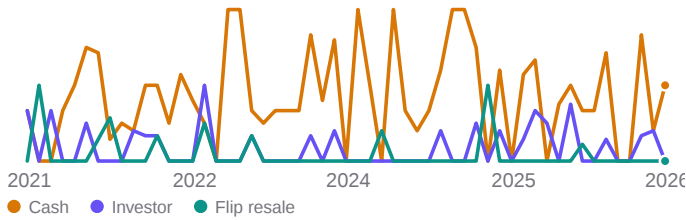
4.8%



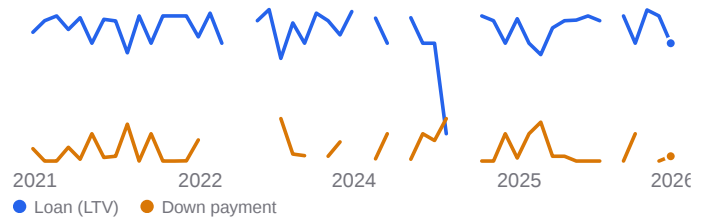
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

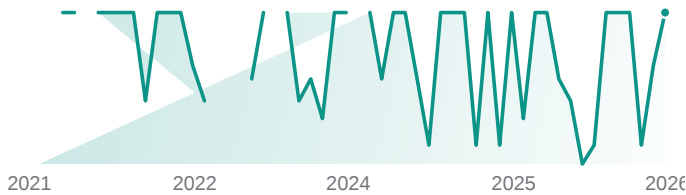


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



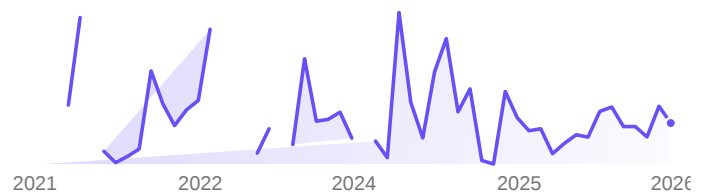
Sellers who sold at a gain

100%



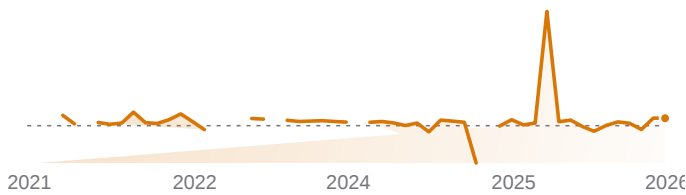
Typical hold before selling

5.1 yrs



Median annualized return at resale

+11.7%



HOUSING STOCK

Homes	1,344
Median value (AVM)	\$94K
Median size	1,407 ft²
Median bedrooms	3
Median year built	1930
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	4.1%
Owner occupied	74%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	3,148
Density	26 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	31
Homes occupied	81%
Bachelor's or higher	15%
Poverty rate	15.0%
Unemployment	0.9%
Average temp	59°F
Annual precip	35 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.